



**MOBILEHOME RENT REVIEW COMMISSION
AGENDA**

**THURSDAY, JANUARY 20, 2011
6:00 P.M.**

**CITY HALL
COUNCIL CHAMBERS**

CALL TO ORDER/ROLL CALL

Steve Epsten _____, Rudy Gonzalez _____, Edmond LaPierre _____, Sam Longanecker _____, Cesar Padilla _____, Ramon Riesgo _____, Mitch Thompson _____.

1. APPROVAL OF MINUTES

❖ 10/20/10, Attachment 1.

2. PALACE GARDENS – Consideration of a proposed rent increase for space 330 at Palace Gardens, located at 1425 2nd Avenue in Chula Vista, and adoption of findings to explain and support the Mobilehome Rent Review Commission's decision to approve or deny the request for increase in space rent, Attachment 2.

3. RANCHO BONITA – Consideration of a proposed rent increase for space 8 at Rancho Bonita, located at 600 Anita Street in Chula Vista, and adoption of findings to explain and support the Mobilehome Rent Review Commission's decision to approve or deny the request for increase in space rent, Attachment 3.

4. STAFF COMMENTS

5. MEMBERS COMMENTS

6. PUBLIC COMMENTS

Opportunity for members of the public to speak to the Mobilehome Rent Review Commission on any subject matter within the Commission's jurisdiction but not an item on today's agenda. Each speaker's presentation may not exceed three minutes.

7. ADJOURNMENT – To the next regularly scheduled meeting of April 21, 2011.

Dated: 1/13/11

COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA)

The City of Chula Vista, in complying with the Americans with Disabilities Act (ADA), request individuals who require special accommodations to access, attend, and/or participate in a City meeting, activity, or service request such accommodation at least forty eight hours in advance for meetings and five days for scheduled services and activities. Please contact Redevelopment & Housing for specific information at (619) 691-5047 or Telecommunications Devices for the Deaf (TDD) at (619) 585-5647. California Relay Service is also available for the hearing impaired.

CITY OF CHULA VISTA
DRAFT MINUTES
MOBILEHOME RENT REVIEW COMMISSION

Wednesday, October 20, 2010
6:00 P.M. CLOSED SESSION
6:30 P.M. TIME CERTAIN PUBLIC START

276 FOURTH AVENUE
PUBLIC SERVICES NORTH, BUILDING 300
HUMAN RESOURCE TRAINING ROOM

CALL TO ORDER/ROLL CALL – 6:02 P.M.

PRESENT: Rudy Gonzalez, Pat LaPierre, Sam Longanecker, Cesar Padilla, Ramon Riesgo, Mitch Thompson

ABSENT: Steve Epsten

STAFF: Stacey Kurz, Senior Project Coordinator
Simon Silva, City Attorney

Chair Padilla announced that the meeting would now be closed to the public until 6:30 when it would be reopened to resume with the agenda. The closed session item was as follows:

1. CONFERENCE WITH LEGAL COUNSEL REGARDING EXISTING LITIGATION PURSUANT TO GOVERNMENT CODE SECTION 54956.9(a)

❖ Brentwood MHP Investors, LLP v. City of Chula Vista, San Diego Superior Court Case No. 37-2010-00079506-CU-WM-SC

Members of the public were asked to join the Commission and at 6:32 pm Chair Padilla announced the reopening of the meeting. Chair Padilla announced that agenda items number 3 and 4 would be switched per the request of attorney Silva.

2. APPROVAL OF MINUTES

July 15, 2010

Member Gonzalez made a motion to approve the minutes with two changes to paragraph 10 under item #2 as follows: change "entire system" to "substantial part of the system" and delete the word "little" from the end of the first sentence. Member Riesgo seconded the motion. All members (4-0-1) agreed to the approval of the minutes with noted changes. Member Thompson abstained as he was not yet a commission member on July 15th.

3. ADOPTION OF FINDINGS FROM BRENTWOOD MOBILE HOME PARK HEARING (Item #4 on noticed agenda)

Attorney Silva indicated that tonight's item was to adopt the documentation of record from the decision made on July 15, 2010. The findings serve as a summary not a replacement of the hearing process.

Attorney Silva addressed the section of the City's ordinance which allows the Commission some discretion on the effective date of any increases determined by the commission as follows: the later of the date of decision or 90 days after original notice, or the ability to fix a new date. In the Brentwood case Attorney Silva indicated that it was staff's understanding that it was the expectation that the increase would be retroactive to the original notice date by the park owner in his request, staff's recommendation at the hearing, previous practice of the commission, and our understanding that the residents were paying retroactively and therefore the staff recommendation reflect a retroactive start to the increase as identified in the findings.

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Chair Padilla asked if this was an accurate account of the hearing process. Member LaPierre indicated he recollected discussion on the effective date but no decision by the commission.

Vice Chair Gonzalez indicated that he had issue with page 2 regarding the replacement of the electrical system. It was his intent to indicate that he felt the replacement was "substantial" enough to constitute a replacement, but he did not have enough evidence to determine if the "entire system" had been replaced and would like the text to indicate "a substantial part of the system" had been replaced. Vice Chair Gonzalez also clarified that under the statement regarding the fire hydrant system the word "reasonable" should be deleted prior to the words safety measure.

Attorney Silva indicated that when we refer to the replacement of the electrical system we are referring to what they have requested reimbursement on. He felt it would be more ambiguous to use the word substantial and as written is more accurate. In regards to the fire hydrant system his recommendation would be to leave the word reasonable in the text since the alternative is unreasonable and the word reasonable does not add or take away from the statement. In addition, the word "reasonable" was the actual term used at the prior hearing.

Attorney Silva further indicated that he believed it was a reasonable expectation by the park owner for the effective date to be retroactive based on discussions at the hearing. Chair Padilla followed indicating that he believed his expectation was for it to be retroactive but that the commission never officially made a decision on the matter. Staff Kurz indicated that the minutes from June 15th reflect the discussion between herself and Chair Padilla regarding whether a retroactive increase would require a lump sum payment by residents, but did not indicate an effective date. Staff Kurz further indicated the minutes reflected discussion between Commissioner Gonzalez and herself regarding the date of notice for residents indicating that several residents were noticed for a May 1st increase but not all residents were affected by that date some were a month or more after that May 1st date. And finally the meeting of June 15th ended with a statement from Chair Padilla reminding residents that should the commission determine that the increase be effective to the original date of notice, they would be expected to pay that retroactive amount.

Vice Chair Gonzalez clarified that he believes it was his intent that the increase take effect on the date of decision. Attorney Silva indicated that the Commission could amend the findings at this time to reflect a different start date. Chair Padilla polled the other members on their intent. Commissioner Riesgo indicated that he was flexible. Attorney Silva added that any change would present a legal matter since rents are already being collected and based on the expectation and past practices, the better answer would be to leave the findings as written with an effective date retroactive to the original notice date. Chair Padilla went on record indicating his intent was date of notice.

Staff Kurz indicated that there was historical data in the past five years to support a retroactive effective date. In five years only three cases have been heard and in each case where the occupant was in place and a decision was made after the original date of notice the commission made the increase effective retroactively. Staff Kurz further clarified that the park did not institute any increases until September first due to administrative constraints and therefore residents with an effective date of May 1st made a one-time lump sum payment of \$60 and those with August 1st dates made a one-time lump sum payment of \$15 in addition to the \$15 increase to their base rent.

Commissioner Riesgo indicated that he would support the July 15 start. Attorney Silva indicated that overall the residents will pay regardless of the start date and based on the history, expectations from the hearing process and the fact that residents have already paid the retroactive portions as necessary, it would be his recommendation that the findings be left as written.

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Commissioner Longanecker indicated that he does not recollect any other date besides the retroactive date mentioned during the hearing and that the commissions' motivation could begin to be questioned if we continued to postpone hearings and make an effective date upon decision. He therefore indicated he always believed the increase would be retroactive.

Staff Kurz added that staff's recommendation was retroactive due to the fact that this potential was repeated throughout the hearing process and our ordinance indicates that all attempts shall be made to come to decision within 120 days and we were close to that target at the first hearing in May. The park owner had provided all requested information for that hearing and the main reason for delay was caused by the commission's desire to wait for potential information from the Public Utilities Commission (PUC).

Commissioner Thompson indicated that he is not participating in the discussions and will be abstaining from the vote since he was not a commissioner at the start of the hearing process.

Vice Chair Gonzalez made a motion to approve the findings as submitted by staff with the rent increase effective to the date of notice, without any additional amendments to the findings. Member Longanecker seconded the motion. The motion passed (4-0-1) with Member Thompson abstaining.

4. ELECTION OF NEW CHAIR AND VICE CHAIR FOR FISCAL YEAR 2010/2011 (Item #3 on noticed agenda)

Chair Padilla opened the floor for nominations for Chair. *Member Longanecker made a motion to nominate Chair Padilla for FY 10/11 Chair. Member Gonzalez seconded the motion and Chair Padilla accepted the nomination. The motion passed (4-0-1) with Chair Padilla abstaining.*

Chair Padilla opened the floor for nominations for Vice Chair. Member Gonzalez expressed his interest in serving again. *Member Longanecker made a motion to nominate Vice Chair Gonzalez for FY 10/11 Vice Chair. The motion passed (4-0-1) with Vice Chair Gonzalez abstaining.*

5. STAFF COMMENTS

Attorney Silva thanked the commission and residents for their dedication to this hearing process. He further added that there is current litigation related to this case and the agenda closed session item provides information on the case number to access additional information..

6. MEMBER'S COMMENTS

Commissioner Longanecker thanked Chair Padilla for his guidance through this case.

Commissioner Thompson asked that a future agenda topic be discussion of the effective date and the latitude currently provided by our ordinance for the commission to alter such when legal notices are served.

Chair Padilla asked that if in the Bayscene case the retroactive rent increase was made in a lump sum payment. Staff Kurz indicated that she would research this issue and bring it back when the agenda allows.

Commissioner Gonzalez indicated that he would have been willing to make a decision earlier regarding the Brentwood case and was frustrated by the PUC process since he did not believe they would not provide a ruling. He further wanted to welcome Commissioner Thompson.

Commissioner Thompson added that large delays are problematic and emotions should not overrule facts and set standards for decisions.

7. PUBLIC COMMUNICATIONS

Dan Runyon indicated that he does not believe in closed session items and all government discussions should occur in open public.

Penny Vaughn welcomed Commissioner Thompson and thanked all of the commissioners. She further indicated she felt the park owner's request was greedy and unnecessary in this economy.

Jim Matney asked that staff look at state law in relation to the ability to increase rents prior to an arbitration process being completed.

Commissioner LaPierre asked Attorney Silva to clarify what issues are allowed to be discussed in closed session. Attorney Silva indicated that the Brown Act identifies specific matters that can be discussed in closed session as follows: personnel matters, negotiations on property, and pending litigation. Closed Session is designed to protect the City's position. If the body takes action in closed session, that action must publically be reported. Closed sessions are confidential and punishable by legal sanctions if any person involved in the closed session discloses.

8. **ADJOURNMENT** – Meeting was adjourned at 7:57 p.m. to the next regularly scheduled meeting of January 20, 2010.

Recorder, Stacey Kurz

The City of Chula Vista Development Services Department
A REPORT TO THE
MOBILEHOME RENT REVIEW COMMISSION

Item No. 2

Staff: Stacey Kurz

DATE: January 20, 2011

SUBJECT: RENT INCREASE FOR PALACE GARDENS – CONSIDERATION OF PROPOSED RENT INCREASE FOR SPACE 330 OF PALACE GARDENS, LOCATED AT 1425 2nd AVENUE IN CHULA VISTA, AND ADOPTION OF FINDINGS TO EXPLAIN AND SUPPORT THE MOBILEHOME RENT REVIEW COMMISSION’S DECISION TO APPROVE OR DENY THE REQUEST FOR INCREASE IN SPACE RENT

I. RECOMMENDATION

That the Mobilehome Rent Review Commission (the “Commission”) **APPROVE** a rent increase in the amount of \$625 per month for space 330 at Palace Gardens, located at 1425 2nd Avenue in Chula Vista, effective upon change of ownership as noticed in the respective Notice of Rent Increase, and adopt findings supporting the decision.

II. INTRODUCTION

On October 22, 2010, the owners of Palace Gardens (the “Park” or “Palace Gardens”) provided the administrator of space 330 within the Park, also known as the “affected party,” with written notice of a rent increase, in excess of the annual permissive rent increase upon change of ownership. The applicable annual permissive rent increase at time of notice was 1.4 percent. The affected party of space 330 had provided the park with notice of intent to sell the mobilehome located in space 330.

The park owner has presented the affected party with a lease agreement and a written notice of rent increase stipulating a proposed rent of \$625 per month. This represents a 17.2 percent or an additional \$91.64 per month proposed rent increase from the current monthly rent of \$533.36 (see Table 1).

The affected party is not in agreement with the proposed rent and therefore, will not sign the rental agreement. Execution of an agreement would constitute voluntary settlement of the rent issue. Therefore, in accordance with Section 9.50.050, the affected party would waive his right to have such increase reviewed by the Commission. In response to the rent increase notice, the affected party filed a “Request for Hearing” with the Commission (the “Request”) on November 9, 2010.

III. PROCEDURAL REQUIREMENTS

Chapter 9.50 (Mobilehome Space Rent Review) of the City Of Chula Vista's Municipal Code ("CVMC") sets forth the procedures which must be followed with respect to space rent increases and provides a mechanism for the resolution of disputed increases in space rent. Pursuant to CVMC §9.50.050, a mobilehome park owner can increase a resident's space rent, one time per year, consistent with the "annual permissive" rent increase, as described in that section. The annual permissive rent increase is not subject to challenge or review by the City.

If a park owner desires to increase the space rent above the annual permissive increase at change of ownership, it must follow the procedures set forth in CVMC §9.50.076. Specifically, an owner may propose an increase above the annual permissive by providing the incoming resident with written notice ("Notice") of the rent increase and meet with the resident to attempt to reach agreement over the rent increase. If the owner and resident are unable to reach agreement over the rent increase, the resident has a right to submit a "Request for Hearing" before the Commission to consider the proposed rent increase.

The Commission's role in hearing a Request is to act as the "due process" unbiased decision maker regarding the rent dispute. The Commission, in its review of proposed rent increases shall consider specific factors (as set forth in CVMC §9.50.073 and detailed in the "Analysis" section of this report) and determine a rent that is fair, just and reasonable. A decision by the Commission on any Request for Hearing is binding as to all residents affected by the Rent Increase Notice. In considering a Request, the Commission may deny the increase or permit the increase, in whole or in part; however, the Commission may not set the rent lower than the pre-existing rent or higher than the rent proposed in the Notice. (CVMC §9.50.075.C.)

IV. BACKGROUND

Palace Gardens is a senior mobilehome community restricted to 55 and over, located at 1425 2nd Avenue in Chula Vista. The mobilehome community contains 294 mobilehomes spaces, with approximately 45 percent of the spaces containing singlewide coaches. The Park is approximately 48 years old and is in overall good condition.

Palace Gardens has been owned and operated by the Muroako family since 1963. The Park owner issued a Notice of Rent Increase in Excess of the Annual Permissive on October 22, 2010. In accordance with the procedural requirements, the park owner corresponded with the affected resident within 10 days of the written notice, to provide an opportunity for all parties to discuss and reach a voluntary agreement as to the rent increase. The affected party was unable to reach an agreement with Palace Gardens, as documented in Exhibit 4, and subsequently filed for a Request for Hearing on November 9, 2010. (Copies of the Notice and Request for Hearing are attached as Exhibit 5.) Thus, the Commission's decision will be binding upon change of ownership.

The following is the proposed space rent:

Table 1: Proposed Rent Increases

Space No.	Current Rent	Proposed Rent	Requested Increase		Date of Notice of Increase
			\$	%	
330	533.36	625.00	91.64	17.2%	10/22/2010

In reviewing the proposed rent increase and determining the rent that is fair, just and reasonable, the Commission shall consider the factors listed within CVMC§ 9.050.073. In preparation for the hearing, the City requested that the park owner provide information directly related to those factors to be considered.

In response to the City’s request, the Park owner has provided information related to the Park’s characteristics, features, amenities, and services, limited financial information to date, and rents for recent incoming residents (see, Exhibit 3). It is City staff’s understanding, based on the information provided by the Park owner, that the rent increase for the affected party of Space 330 is proposed in order to bring the rent up to the market rate and permit the owner a fair and reasonable return given comparable parks. The information supplied by the Park owner was taken into consideration in preparing this Report and is further discussed in the “Analysis” section.

The City has provided the Park owner and the affected party with adequate notice that the Requests for Hearing, with respect to the space identified in Table 1, would be considered by the Commission on January 20, 2011. (See, Exhibit 5.)

V. ANALYSIS

If a proposed rent increase is submitted to the Mobilehome Rent Review Commission pursuant to Chapter 9.50, the Commission shall determine the rent that is fair, just and reasonable, and, in doing so, shall consider the factors listed below. Staff has reviewed all evidence submitted by the park owner to be presented to the Commission for its consideration. The Commission’s decision shall be based on evidence presented to the Commission in connection with this matter, including testimony and other evidence presented at the hearing. In making its determination, the Commission shall consider the following factors:

A. Fair & Reasonable Return - *The need for the proposed rental increase in order to permit the owner to secure a fair and reasonable return, when considering the existing rental scheme for all spaces in the park and all existing or expected expenses in owning and operating the park. A fair and reasonable return may be determined by the Commission by reference to industry standards, risk of investment, or other acceptable standards.*

According to Section 9.50.073 (A) in consideration of the proposed increase the Commission may consider several factors including fair and reasonable return, including items identified below in

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A.1.a. through A.1.g. Since the park owner is requesting the proposed rental increase upon change of ownership based on comparable market rents, no information was provided by the Park Owner related to existing or expected expenses.

1. *In considering the existing or expected expenses in owning and operating the park in following prudent business practices, the Commission should consider the following or any similar or related items of expense, the reasonableness of such items, and changes to them:*
 - a. *Actual financial investment in park improvements.*
 - b. *Property or other taxes.*
 - c. *Mortgage or ground rent payments.*
 - d. *Utility costs.*
 - e. *Capital improvements or rehabilitation work.*
 - f. *Repairs required.*
 - g. *Other operating and maintenance costs.*

2. *In considering the existing or expected income from owning and operating the park, the Commission should consider the rent schedule for all spaces in the park and any similar or related items verifying income for the mobilehome park for the last three years, the reasonableness of such items, and changes to them.*

The average rent at the park for all spaces is \$447 with rents ranging between \$406 to \$581. The average rent is approximately \$160 below that of comparable parks in the South Bay of San Diego and \$114 below all other senior parks within Chula Vista.

B. Rate of Return in Previous Years - *Rate of return earned by the park owner in previous years as determined by a fair market appraisal conducted by a Member Appraisal Institute (MAI) appraiser. The City, as well as the park owner shall have the right to hire their own independent MAI appraiser.*

A rate of return analysis could not be conducted due to the lack of data for a Statement of Revenues and Expenses. Since the park owner is requesting the proposed rental increase upon change of ownership based on comparable market rents, no information was provided by the Park Owner related to a fair market appraisal of rate of return.

C. Reduction in the Resale Value - *The extent to which the proposed rental increase will cause a reduction in the resale value of the mobilehome.*

A proposed rent increase that is excessive or exceeds typical market rents for comparable mobilehome parks or other spaces at the park may impact the resale value of the mobilehome. Should a resident receive a rent increase in excess of the typical market rents, they could not simply move to a more affordable or desirable mobilehome park without incurring significant costs for moving and relocating, if possible, the mobilehome. The resident could sell the mobilehome. However, the sales price of the home may be significantly reduced to offset a rental cost that exceeds

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what a potential buyer would receive at other comparable parks. Therefore, rent increases above market rates would impact a resident’s investment in their home. A more detailed discussion of the rent increase in relation to market rents is provided below in Section E.

D. Changes in the Consumer Price Index - Changes in the Consumer Price Index for all urban consumers in the San Diego Metropolitan Area published by the Bureau of Labor Statistics.

The change in the Consumer Price Index for all items in San Diego County has fluctuated since 2005 ranging from 4.6 percent to -.6 percent, as displayed in Table 2. The proposed rent increase is for 17.2 percent.

Table 2: Consumer Price Index
(As Published by the Bureau of Labor Statistics of the U.S. Department of Labor)

Year	Percent Change		
	July & 1st Half (Notice Given Mid Aug of Following Year)	Jan & 2nd Half (Notice Given Mid Feb of Following Year)	Annual Average
2005	3.3	4.0	3.65
2006	3.8	3.4	3.60
2007	2.3	2.3	2.30
2008	4.6	3.2	3.90
2009	-0.6	0.6	-
2010	1.4		
Average	3.4	3.1	3.22

NOTES:

Percentage Change – Change in consumer prices from the same period a year ago.

Release Dates:

1st Half - Mid August & 2nd Half - Mid February

E. Fair Market Rental Value - Fair market rental value as determined by “comparables” of similar and existing mobilehome spaces or mobilehomes in the South Bay area of San Diego County, including those in Chula Vista, as determined by an appraiser mutually agreed upon by the City and the park owner and at the park owner’s expense.

To assist the Commission in their consideration of the proposed rent increase with regard to the factors listed, a comparison of senior mobile home communities within Chula Vista and the South Bay area was prepared by City staff (see Exhibit 2). The comparison is based upon a survey of park representatives and field inspection of the identified mobilehome parks. In particular, staff compared overall park conditions, types of services, amenities, features and current rents charged at Palace Gardens with identified parks. A brief description of the quality indicators is provided within Exhibit 2.

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Palace Gardens is in overall good condition and very well maintained. Amenities, features, and services at Palace Gardens is similar to most parks. Table 3 summarizes the overall park conditions and space rents for other identified comparable parks within the City, as well as the South Bay region. Palace Gardens' existing and move in rents are far below comparable parks.

Table 3: Predominant Rents

Mobilehome Park	Overall Park Condition/Amenities, Services & Features	New Move In Rent Yr 2010
Granada	Average	\$600
Continental Country Club	Average	\$600-650
Hacienda	Average	\$650
Lynwood South	Excellent	\$650
Otay Lakes Lodge	Excellent/Superior	\$600-700
Bonita Hills ¹	Excellent/Slightly Superior	\$854
Coronado Palms ¹	Below Average/Inferior	\$550
Ocean Bluffs ¹	Excellent/Superior	\$700-1,000

¹ Located outside of Chula Vista.

F. Rents and Increases at the Mobilehome Park - *The timing and amount of rents and increases for this and other spaces at the mobilehome park.*

A summary of rent for spaces (14, 55, 88, 123, 141, 202, 242, 318, and 336) that have changed ownership in the past six (6) months was provided by Palace Gardens. Each of the spaces was identified as accepting a rent that was raised solely by the Annual Permissive rate over the previous tenant, ranging from \$427 to \$503. The average rent at the park for all spaces is \$447 with rents ranging between \$406 to \$581.

The current proposed rent increase serves as the first time Palace Gardens has requested an increase to market rate.

G. Quantity and Quality of the Improvements and Features - *The quantity and quality of the improvements and features at the mobilehome park and any decrease or increase in such improvements and features.*

Rent increases where there is a decrease in the quantity and quality of improvement and features could result in a negative impact on the value of the resident's investment in the mobilehome and the resale value. Additionally, the quantity and quality of improvements, features and services is considered in the analysis of fair market rental value. In this case, the Park has maintained all amenities and features adequately. The Park has also been upgrading coaches over the years through resale activities with mobilehome dealers.

H. Quantity and Quality of Services - *The quantity and quality of services offered to park residents and any decrease or increase in such improvements and features.*

Rent increases where there is a decrease in the quantity and quality of services offered could result in a negative impact on the value of the resident's investment in the mobilehome and the resale value. In this case, there is no identified change in the quality of service provided.

VI. SUMMARY & RECOMMENDATION

Palace Gardens has provided Space 330 with written notice of rent increase in excess of the annual permissive rent increase, as defined in Section 9.50.050 of the City's Municipal Code. The annual permissive rent increase at time of notice was 1.4 percent. The proposed rent increase is for 17.2 percent. The increases represent an additional \$91.64 per month.

The proposed space rent for Palace Gardens is comparable with those parks within Chula Vista identified for comparison.

Based upon a review of those factors listed within Section 9.50.073 of the City of Chula Vista's Municipal Code, it is staff's recommendation that a rent increase is warranted for space 330 at Palace Gardens, effective upon change of ownership, to provide the Park owner with a fair just and reasonable rent. Accordingly, Staff recommends that the Commission **APPROVE** the proposed rent increase for space 330 at Palace Gardens, of \$625. Furthermore, staff recommends that the Commission adopt findings to support its decision. Attached as Exhibit 1 are draft candidate findings for the Commission's consideration. The decision of the Commission is final and conclusive as to both the resident and the mobilehome park owner.

VII. EXHIBITS

1. Proposed Findings
2. City of Chula Vista Comparable Rents Palace Gardens – January 2011
3. Information for Mobilehome Rent Review
4. Information Provided by Resident
5. Notices

EXHIBIT 1

**FINDINGS WITH REGARD TO
PALACE GARDENS
REQUEST FOR RENT INCREASE**

The Mobilehome Rent Review Commission (the "Commission"), heard and considered testimony and evidence at a public hearing on January 20, 2011, regarding proposed space rent increase for space 330 of Palace Gardens (the "Park"), as set forth in the Notice attached to this Report. The Commission considered the following:

1. Testimony and documents submitted by the owner of the Park.
2. Testimony and documentation submitted by the affected party and other members of the public.
3. The documentation and recommendations submitted by City staff, which were contained in the staff's "Report to the Mobilehome Rent Review Commission," in connection with this matter.

Having heard and considered all of the above, the Commission finds as follows:

1. On October 22, 2010, the owner of Palace Gardens, Muraoka Enterprises, Inc., issued a Notice of space rent increase, in excess of the annual permissive rent increase, affecting space 330.
2. As to the Notice, the park owner complied with the noticing and procedural requirements contained in Municipal Code Chapter 9.50, in order to increase space rents in excess of the Annual Permissive Rent Increase. The Notice seeks to increase the space rent above the annual permissive rent increase, 1.4 percent at time of noticing.
3. As to the Notice, the resident affected by the Notice complied with the procedural requirements of Chapter 9.50 to initiate a rent review hearing by the Mobilehome Rent Review Commission.
4. The City provided the Park owner and the affected resident with adequate notice that the Commission would consider the Requests for Hearing relative to the space affected by the Notice, at its meeting on January 20, 2011.
5. The Commission also considered the documentation and recommendations submitted City staff.
6. The overall park rents and change of ownership rates have been far below the average rent of comparable parks in the South Bay of San Diego.
7. The proposed rental increase for Space 330 is consistent with the average rental rates for similar parks upon change of ownership.

Based upon all of the evidence submitted in this matter, the Commission determines that space rent increase for space 330 is necessary in order to provide the Park owner with a fair just and reasonable rent given the current market rents in the area.

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Accordingly, the Commission approves a rent of \$625 (a \$91.64 or 17.2 percent increase) upon change of ownership for space 330 within Palace Gardens, which is the subject of this hearing.

Notice is further given that judicial review of this decision may be had and in accordance with the time frames pursuant to Code of Civil Procedure sections 1094.5 and 1094.6.

Approved to Form:

Cesar Padilla, Chair

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PASSED AND APPROVED BY THE MOBILEHOME RENT REVIEW COMMISSION OF
CHULA VISTA, CALIFORNIA, this 20th day of January 2011 by the following vote, to-wit:

AYES: Gonzalez, Longanecker, Padilla, Riesgo, Thompson

NOES: None

ABSENT: None

ABSTENTIONS: None

Cesar Padilla, Chair

ATTEST:

Stacey Kurz, Staff Liason

EXHIBIT 2

**COMPARABLE MOBILEHOME PARKS
PALACE GARDENS MOBILEHOME PARK
JANUARY 2011**

The following provides a brief description of the quality indicators for overall park conditions, services, amenities and features:

Park Conditions

- **Excellent:** Overall, park has some newer mobilehomes, predominated by double/triple wide spaces, park and individual mobilehomes are maintained in excellent condition, ample space given to coaches, roadways, and open space, roadways in excellent condition with no potholes.
- **Good:** Similar characteristics as excellent with overall conditions being generally good, predominated by doublewide spaces, and older but well maintained coaches with some newer mobilehomes.
- **Average:** Differs in that overall conditions are generally satisfactory, significant singlewide spaces, park and mobilehomes are older and maintained in satisfactory condition, with some upkeep issues.
- **Below Average:** Conditions are indicated by significant upkeep and maintenance issues of the park overall and individual spaces, predominated by single wide spaces, significant number of trailers versus mobilehomes, and minimal space allocated for roadways and open space

Services, Features and Amenities

Overall quality of services, features and amenities was based upon age, condition, size, and quantity.

- **Excellent:** Indicated by the presence of varied, numerous, and large amenities, services and facilities, with the overall condition and upkeep excellent.
- **Good:** Based upon similar characteristics as excellent but determined to be slightly below those indicated in excellent.
- **Average:** Average differs in that the overall conditions are generally satisfactory, more outdated, smaller in size, and typical of other communities.
- **Below Average:** Below average conditions are indicated by minimal, if any, services, amenities and facilities that are outdated and maintained poorly.

EXHIBIT 2
City of Chula Vista Comparable Rents - Palace Gardens
January 2011

Rental Data	1	2	3	4
Park Name	Palace Garden	Continental Country Club	Hacienda MHP	Lynwood MH Park
Address	1425 Second Avenue Chula Vista 422-0272	445 Orange Avenue Chula Vista 426-1350	502 Anita Street Chula Vista 585-1277	444 Anita Street Chula Vista 426-2766
No. of Spaces	294	78	100	120
Approx Age	47 Yrs	42 Yrs	41 Yrs	38 Yrs
Age Restriction	55+	55+	55+	55+
Singlewide Spaces (%)	45%	0%	10%	20%
Overall Park Condition	Average	Good	Good	Good
Significant Park Services, Features & Amenities	Clubhouse Pool Billiard Shuffleboard Bocce Ping Pong Table Car Wash Laundry (2) RV Storage	Clubhouse (Small) Pool Laundry Library	Clubhouse (Small) Billiard Pool Shuffleboard (2) Laundry Library RV Storage	Clubhouse (Large) Billiard Pool Shuffleboard (4) Laundry (2) Library Sauna Spa
Overall Quality of Svcs, Features & Amenities	Average	Average	Average	Excellent
Vehicle Storage Fee	\$50	None	\$50	None
Monthly Rental Rates:				
Low Rent	\$407.00	\$503.00	\$520.00	\$459.00
High Rent	\$581.00	\$659.00	\$650.00	\$694.00
Predominant Rent Range	\$447.00	\$525-530	\$545.00	\$593.00
New Move In Low Rent	\$427.00	\$600.00	\$650.00	\$650.00
New Move In High Rent	\$503.00	\$650.00	\$650.00	\$650.00
Rental Agreement	M/M	M/M	M/M	1 Year Lease; M/M

EXHIBIT 2
City of Chula Vista Comparable Rents - Palace Gardens
January 2011

Rental Data	5	6	7	8
Park Name	Palace Garden Mobilehome Park	Bonita Hills	Coronado Palms	Ocean Bluffs
Address	1425 Second Avenue Chula Vista 422-0272	275 Worthington San Diego 475-6871	2200 Coronado Ave San Diego 423-1800	3340 Del Sol Blvd San Diego 690-6591
No. of Spaces	294	131	59	269
Approx Age	47 Yrs	34 Yrs	38 Yrs	Unknown
Age Restriction	55+	55+	55+	55+
Singlewide Spaces (%)	45%	0%	33%	0%
Overall Park Condition	Excellent	Excellent/Slightly Superior	Below Average/Inferior	Excellent/Inferior
Significant Park Services, Features & Amenities	Clubhouse (Large) Billiard Pool Shuffleboard (1) Laundry (2) Library Significant Open Space/Landscaping	Clubhouse (Medium) Billiard Pool Laundry Library Spa RV Storage Some Open Space/Landscaping	Clubhouse (Small) Pool Jacuzzi Laundry RV Storage	Clubhouse (Large) Billiard Pool (3) Ice Maker Laundry Library Sauna/Spa Card Room Significant Open Space/Landscaping Sidewalks
Overall Quality of Svcs, Features & Amenities	Excellent	Excellent/Inferior	Below Average/Inferior	Excellent/Inferior
Vehicle Storage Fee	\$20	\$55	\$35	\$45
Monthly Rental Rates:				
Low Rent	\$500.00	\$759.00	\$550.00	\$700.00
High Rent	\$700.00	\$854.00	\$550.00	\$1,000.00
Predominant Rent Range	\$590.00	\$759.00	\$550.00	\$750-780
New Move In Low Rent	\$600 sng/\$650 Dbf	\$854.00	\$550.00	Assume existing
New Move In High Rent	\$700.00	\$854.00	\$550.00	Assume existing
Rental Agreement	M/M	M/M	1 Year Lease; M/M	20 Yr Lease (90%); M/M

EXHIBIT 3



**REQUEST FOR INFORMATION
FOR MOBILEHOME SPACE RENT INCREASE IN EXCESS OF THE ANNUAL PERMISSIVE**

Park Name: Palace Garden MHP Telephone: (619) 422-0272
 Address: 1425 2nd Avenue
 Owner: Muraoka Enterprises, Inc. Telephone: Same
 Address: Same
 Representative: Tad Muraoka Telephone: (619) 422-2500 Ext 1
(If other than owner, all City Correspondence will be addressed to this person.)
 Address: Same
 Year Park Opened: 1963 Date of Ownership: 1963
 Number of Spaces Affected by the Proposed Increase: 1
 Number of Spaces in the Park: 294
 Double Wide: _____ Single Wide: _____ Travel Trailers: _____

Briefly describe the park (include amenities and services provided without additional charge). Attach additional pages if more space is needed.

A senior park (55 and older) located in south Chula Vista. Amenities include; Clubhouse, car wash, 2 laundry facilities, swimming pool, billiard table and a shuffleboard court.

Location Description (include general description of area and positive and negative features).

Located across the street from Castle Park Middle School. Neighborhood is mainly made up of Multi-family housing.

Access to:	Less than 1/4 mile	1/4 to 1/2 mile	More than 1/2 mile
Bus	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trolley	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shopping (grocery)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Other everyday items	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

How are the following utilities paid for? (Please check the appropriate box for each utility)

Utilities	Included in the Rent	Metered and Billed by the Park Owner	Billed Directly by Provider
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Electricity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Trash	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Cable	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other: _____	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Does the mobilehome park have the following amenities? (Please check yes or no).

Pool	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
Spa	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Sauna	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Shuffleboard courts	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	How many? <u>6</u> courts
Laundry facilities	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	Number of washers <u>8</u> and dryers <u>8</u>
Playground area	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Yes	
Visitor parking	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	How many? <u>15</u> parking spaces

Is there a clubhouse at this park?

No (Skip to the next question) Yes

What is the approximate square footage? 1800 Sq. ft.

Is a reservation required for use? No Yes Sometimes (explain)

Is a deposit required for use? No Yes: Amount? \$ _____

If a deposit is required, is it refundable? No Yes Sometimes (explain)

What amenities are provided?

Billiard tables	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	How many? <u>1</u> tables
Library/Reading room	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
Tables	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	How many? <u>15</u> tables
Chairs	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	How many? <u>75</u> chairs
Kitchen	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	
Dishes and utensils	<input type="checkbox"/> No	<input checked="" type="checkbox"/> Yes	

Are pets allowed? No Yes

Is there a monthly fee? No Yes Amount? _____

Please describe the type(s) of security at this park ? (Gated, 24-Hour Patrol, Lighting, Alarm, System, Etc.)

Perimeter fence around Park. No gate at entrance.
Lighting thru-out the Park. Alarm on club house and Offices

Are security costs: Included in the Rent
 A separate charge that's added to the base rent

Is there a park caretaker? No Yes X Full-Time _____ Part-Time

Is on-site RV storage available? No Yes

Number of spaces: 7

Monthly fee: \$ 50

Is security provided? No Yes Please describe. Perimeter Fence

Is the area lighted? No Yes

Are there any other additional charges or fees paid by residents, such as for additional occupants, or the maintenance of trees or driveways?

No Yes Please describe type of fee(s) and indicate the amount per month.

Is there a resident organization at this park?

No Yes Name of Representative: Cathy Grzmierski

1. Changes in property taxes or other taxes related to the subject mobilehome park. Please include property tax bills for all years since last increase. If last rent increase was implemented in the year prior, please include tax bills for the last two years.

2. Changes in the rent paid by the park owner for the lease of the land on which the subject mobilehome park is located.

3. Changes in the utility charges for the subject mobilehome park paid by the park owner and the extent, if any, of reimbursement from the mobilehome park residents.

4. The completion of any capital improvements or rehabilitation work related to the mobilehome space or spaces specified in the rent increase application and the cost thereof, including materials, labor, construction, interest, permit fees, and other items as the Commission deems appropriate. Please provide a schedule of capital assets retired, including dates, sale prices (if applicable) and descriptions. Please submit copies of receipts, cancelled checks, with supporting documents to verify work performed. For proposed work, please include bids.

Request for Information - Rent Increase in Excess of the Annual Permissive

Page 5

-
5. The need for repairs caused by circumstances other than ordinary wear and tear. Please document.

6. Changes in reasonable operating and maintenance expenses. Please document.

7. The extent to which the proposed rental increase will cause a reduction in the resale value of the mobilehome.

8. Changes in the CPI for all urban consumers in the San Diego Metropolitan Area published by the Bureau of Labor Statistics.

9. The rents lawfully charged for comparable mobilehome spaces in the City of Chula Vista.

10. The rents lawfully charged for comparable mobilehome spaces in the South Bay of San Diego County.

11. The timing and amount of rents and increases for this and other spaces at the mobilehome park.

12. The amount of and quality of improvements and features at the mobilehome park.

13. The amount of and quality of improvements and features at the mobilehome park.

ADDITIONAL INFORMATION TO INCLUDE

14. Acquisition date of the mobilehome park and purchase price (if traded, please give assigned value, amount, rate and term.)

15. Purchase terms for the park – cash down, debt assumed (amount, interest rate, and term).

16. Amount of purchase of money borrowed, interest rate, and term.

17. Depreciation schedules, including item description, date of acquisition, cost, depreciation method, estimated useful life, depreciation taken and depreciation for the current year.

18. Current outstanding long-term debt, including balance, interest.

19. Annual income statements from the date of the last rent increase to the present. If last rent increase was implemented in the year prior, please include income statements for the last two years.

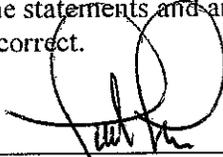
20. The Commission considers all factors in addition to any other factors it considers relevant. You may address other factors you wish the Commission to consider below or add additional sheets as necessary.

OWNER'S AFFIDAVIT

County of San Diego)
State of California)
City of Chula Vista)

I (We,) Tad Muraoka (corporate secretary of Muraoka Ent.)

Being duly sworn, depose and say that I (We) am (are) the owner(s)/authorized representative(s) of the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed: 
Signature

Tad Muraoka (corp. secretary)
Owner (Type or print name)

Signature

Representative (Type or print name)

Mailing Address:
1425 2nd Ave.
Chula Vista, CA
91911

Subscribed and sworn to before me this 15 day of _____ 20____

Notary Public



MOBILEHOME PARK SPACE RENTS

Park Name: Palace Garden MHP Telephone: (619) 422-0272
 Address: 1425 2nd Ave. Chula Vista, CA. 91911

Directions:

Complete for all spaces affected by the proposed rent increase. If this rent increase represents an increase upon change of ownership, please provide the rent information for all spaces that have changed ownership within the last six months. Please provide the average rent for all residents and the average for those new incoming residents within the last six month period. *This sheet may be duplicated as necessary.*

Space No.	Rent in 20__	Rent in 20 <u>09</u>	Rent in 20 <u>10</u>	Current Rent As of <u>12/15/10</u>	Requested New Rent	Requested Increase	
						\$	%
<i>Space affected by proposed rent increase</i>							
<u>330</u>		<u>530.36</u>	<u>533.36</u>	<u>533.36</u>	<u>625.00</u>	<u>91.64</u>	<u>17</u>
<i>Spaces that have changed ownership in the last 6 months</i>							
<u>14</u>		<u>432.89</u>	<u>435.48</u>	<u>435.48</u>		<u>2.60</u>	<u>.6</u>
<u>55</u>		<u>424.86</u>	<u>427.41</u>	<u>427.41</u>		<u>2.55</u>	<u>.6</u>
<u>88</u>		<u>435.81</u>	<u>438.47</u>	<u>438.47</u>		<u>2.61</u>	<u>.6</u>
<u>123</u>		<u>432.15</u>	<u>434.74</u>	<u>434.74</u>		<u>2.59</u>	<u>.6</u>
<u>141</u>		<u>426.98</u>	<u>429.54</u>	<u>429.54</u>		<u>2.56</u>	<u>.6</u>
<u>202</u>		<u>426.50</u>	<u>429.12</u>	<u>429.12</u>		<u>2.62</u>	<u>.6</u>
<u>242</u>		<u>469.22</u>	<u>472.04</u>	<u>472.04</u>		<u>2.82</u>	<u>.6</u>
<u>318</u>		<u>500.11</u>	<u>503.11</u>	<u>503.11</u>		<u>3.00</u>	<u>.6</u>
<u>336</u>		<u>484.49</u>	<u>487.40</u>	<u>487.40</u>		<u>2.91</u>	<u>.6</u>
Total for All Spaces		<u>4573.18</u>	<u>4600.67</u>				
Average Rent (All Residents)		<u>457.32</u>	<u>460.07</u>				
Average Rent (New Residents)		<u>457.32</u>	<u>460.07</u>				

Stacey Kurz

From: Sherry Abney [redacted]
Sent: Monday, January 03, 2011 5:05 PM
To: Stacey Kurz
Subject: Re: Palace Garden

Yes and it has only been increased on the anniversary date of the space, not for the new buyer.

On Jan 3, 2011, at 3:35 PM, Stacey Kurz wrote:

> When a new coach was brought in has the new rental rate only been
> increased by CPI?

> -----Original Message-----

> **From:** Sherry Abney [mailto:[redacted]]
> **Sent:** Monday, January 03, 2011 2:56 PM
> **To:** Stacey Kurz
> **Subject:** Re: Palace Garden

> Hello Stacey,

> We have about 45% singlewide homes in the park.

> We have had new coaches brought into the park throughout the years.
> Usually the dealers buy the older ones and replace them with new homes.
> This was happening a lot up until the last year or so when the economy
> changed.

> We do not sublease any homes in the park and do not allow the
> homeowners to sublease their homes.

> Thank you,
> Sherry :)

> On Jan 3, 2011, at 1:25 PM, Stacey Kurz wrote:

>> Sherry;

>>

>> Can you give me an approximate number or percent of spaces that are
>> singlewide?

>> Stacey

>> -----Original Message-----
>> From: Stacey Kurz
>> Sent: Monday, January 03, 2011 8:35 AM
>> To: 'Sherry Abney'
>> Subject: RE: Palace Garden

>> Sherry,

>> Thanks for the rental rates. A few additional questions:

>> 1. Upon change of ownership have you been installing new coaches at
>> all?

>> 2. Do you sublease any coaches within the park?

>> -----Original Message-----

>> From: Sherry Abney [mailto:
>> Sent: Thursday, December 23, 2010 11:18 AM
>> To: Stacey Kurz
>> Subject: Palace Garden

>> Hi Stacey,

>> Below are the numbers you requested.

>> Low rent = \$406.46
>> High rent = \$580.74
>> Park average = \$446.86

>> Thank you and Happy Holidays!
>> Sherry :)

EXHIBIT 4

11-8-2010

Stacey Kurz
City of Chula Vista
Attn: Housing Division
276 Fourth Avenue
Chula Vista CA 91910

Dear Stacey Kurz;

Enclosed is the completed form for Request for Hearing. Since we live near Portland Oregon and have already been down to Chula Vista, taking time off of work, we are having two people represent us at the hearing. One is Kent's brother, Craig Bauman, and the other is my father's estates' mobile home realtor. Please include them in any Hearing notification.

Janet Dickinson
All Star Mfg Home Sales
9129 Akard St.
Spring Valley CA 91977
619-479-5954

Craig Bauman
PO Box 9561
San Diego, CA 92169-0561
619-488-1497

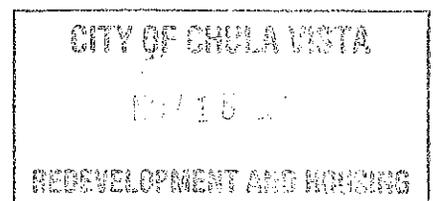
I have included:

1. Intent to Sell with the Park's intended new Space Rent of \$625.00 Dated 10-25-10 (Oct 2010 base rent was \$533.36)
2. Palace Garden's written Rent increase notification Dated 10-22-10
3. Copy of 10-28-10 e-mail from us to Park protesting the 17.78% increase, attempting to compromise an increase comparable to the CPI.
4. The park's written rejection of our protest dated 10-28-10

Sincerely,



Monika & Kent Bauman



Space #330 Rent Increase

From : kent bauman [REDACTED]
Subject : Space #330 Rent Increase
To : [REDACTED]
Cc : Craig Bauman [REDACTED] janet salapski
[REDACTED]

Fri, Oct 29, 2010 06:02 AM
1 attachment

Sherry,

Subsequent to our phone conversation regarding the Park's proposed space rent increase of 17.78%, we have found where the City's Annual Permissive Rent Increase is currently limited to 1.4% (please see attached).

Therefore, we cannot agree to any increase above the permissive 1.4%. Please accept this as our formal dispute per CVMC 9.50.

Due to the short timeline in the City dispute process, please provide a written response by email and Fax [REDACTED] within three business days as to the Park Management's acceptance or rejection of limiting the increase to the permissive 1.4%.

After the three business days (Nov 2nd), if the 1.4% increase is not accepted, then we will file a complaint with the City Housing Division per CVMC 9.50.

Thank you for your consideration,

Kent & Monika Franke-Bauman
[REDACTED]
[REDACTED]
[REDACTED]

 **CPINotice.pdf**
110 KB

± Font size ±

Re: Space #330 Rent Increase**From :** Sherry Abney [REDACTED]

Fri, Oct 29, 2010 06:22 AM

Subject : Re: Space #330 Rent Increase**To :** kent bauman [REDACTED] Tad & Lina
Muraoka [REDACTED]

Mr. & Mrs. Franke-Bauman,

We are aware that the increase for space #330 is in excess of the CPI for the year which is why you received the notification regarding your opportunity to request a hearing by the Mobilehome Rent Review Commission.

As we discussed, our rents are well below market so we believe the adjustment to \$625 is reasonable.

Therefore, Palace Garden Management will not be limiting the increase to 1.4%

Thank you,
Sherry Abney
619-422-0272

On Oct 29, 2010, at 6:02 AM, [REDACTED] wrote:

> Sherry,

>

> Subsequent to our phone conversation regarding the Park's proposed space rent increase of 17.78%, we have found where the City's Annual Permissive Rent Increase is currently limited to 1.4% (please see attached).

>

> Therefore, we cannot agree to any increase above the permissive 1.4%. Please accept this as our formal dispute per CVMC 9.50.

>

> Due to the short timeline in the City dispute process, please provide a written response by email and Fax [REDACTED] within three business days as to the Park Management's acceptance or rejection of limiting the increase to the permissive 1.4%.

>

> After the three business days (Nov 2nd), if the 1.4% increase is not accepted, then we will file a complaint with the City Housing Division per CVMC 9.50.

>

> Thank you for your consideration,

>

> Kent & Monika Franke-Bauman

> [REDACTED]

EXHIBIT 5

November 17, 2010

Palace Garden Mobilehome Park
c/o Sherry Abney
1425 2nd Avenue
Chula Vista, CA 91911

**MOBILEHOME RENT REVIEW COMMISSION HEARING;
PALACE GARDENS SPACE 330**

Dear Ms. Abney:

This correspondence is to notify you that the City of Chula Vista received on November 15, 2010 from Space 330 a request for hearing before the City's Mobilehome Rent Review Commission regarding a proposed rent increase notice.

In preparation for the hearing on the proposed rent increase, the City requests that you complete and return the attached information packet. The information is requested pursuant to Chula Vista Municipal Code §9.50.073, to assist the Commission in making its determination on the proposed rent increase. We would request that you complete and submit the information packet, and any other information you would like the Commission to consider no later than by Friday, December 17, 2010. If the City does not receive the information by that date, staff may move forward with the analysis for consideration by the Commission.

The Commission meets each month. The City anticipates the Commission will hear this matter at their next regularly scheduled meeting on January 20, 2010.

Please feel free to contact my office at (619) 585-5609 to further discuss this matter or if you have any questions.

Sincerely,



STACEY S. KURZ
Senior Project Coordinator

Cc: Park Owner, Palace Gardens
City Attorney's Office
Administrator of Manfred A E Franke Estate - Space 330

REQUEST FOR HEARING

**Rent Increase in Excess
Of The Annual Permissive Rent Increase**

The undersigned hereby requests a hearing before the Mobilehome Rent Review Commission with regard to a proposed rent increase described in the attached notice – Rent Increase in excess of the annual permissive rent increase relating to the Palace Garden Mobilehome Park. [Note: make certain you attach a copy of the notice of Rent Increase you received from the park owner.]

The undersigned is a resident of the park and has attended a meeting with the park owner, or sent a representative on his behalf, as required in Section 9.50.064 of the Chula Vista Municipal Code. The dispute has not been settled.

It is understood that this request is irrevocable and that it may be relied on by other residents of the mobilehome park to cause a public hearing to be scheduled, and that the Mobilehome Rent Review Commission will schedule a public hearing to consider the proposed rent increase, taking into consideration the factors described in Chula Vista Municipal Code Section 9.50.073, and that the decision of the Mobilehome Rent Review Commission shall be applicable to all affected homeowners and shall be final and binding.

Signed

Monika Franke-Bauman

Print Name

Monika Franke-Bauman

Address

17885 SE EMI St. Damascus OR 97089

Telephone No.

503-658-6513 (H) 503-515-4076 (C)

Date

11-09-2010

The completed form must be delivered to the City of Chula Vista, Attn: Housing Division, 276 Fourth Avenue, Chula Vista, CA 91910

* Administrator of Manfred A E Franke Estate
Space #330

ALL STAR MFG HOME SALES, INC.
9129 Akard Street • Spring Valley, CA 91977 • PH: 619-479-8884 • Fax 619-434-9729

INTENT TO SELL

Date: 10-25-2010

Re: Monika Franke-Bauman

Space: 330

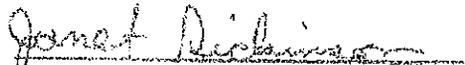
Park: Palace Gardens

This is the intent to sale my mobile home with All Star MFG Home Sales, Inc.



Seller

Seller


Park Manager
All Star Homes

Space Rent for incoming tenants.
\$ 625.00.

PALACE GARDEN MOBILEHOME PARK
1425 2nd Avenue
Chula Vista, CA 91911
619-422-0272 Fax 619-422-0309

October 22, 2010

Monika Franke-Bauman
1425 2nd Ave, Sp# 330
Chula Vista, CA 91911

Dear Mrs. Franke-Bauman,

Per Chula Vista Municipal Code 9.50.067, please be informed that upon sale of the mobilehome located at Space # 330, the base rent to the new buyer will be adjusted to \$625.00 per month.

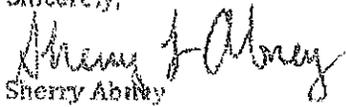
NOTICE: ANNUAL CUMULATIVE RENT INCREASE IN EXCESS OF CPI FOR THIS YEAR.

IF YOU DO NOT TAKE ACTION TO REQUEST A HEARING BY THE MOBILEHOME RENT REVIEW COMMISSION WITHIN THIRTY DAYS, THIS INCREASE SHALL BE AUTOMATICALLY EFFECTIVE UPON THE SALE OF THE MOBILEHOME.

This is a statement of space rent increase which exceeds the percentage increase of the Consumer Price Index (CPI) for the twelve-month period, as reported by the Bureau of Labor Statistics, preceding this statement. The CPI is 0.6% and this increase reflects a cumulative increase for the space of 17.78%.

The opportunity to a hearing with the Rent Review Commission will also be given to the Buyer of the mobilehome located at Space #330 upon application for residency.

Sincerely,


Sherry Abney
Palace Garden MHP
Management

Cc: City of Chula Vista

The City of Chula Vista Community Development Department
A REPORT TO THE
MOBILEHOME RENT REVIEW COMMISSION

Item No. 3

Staff: Stacey Kurz

DATE: January 20, 2011

SUBJECT: RENT INCREASE FOR RANCHO BONITA– CONSIDERATION OF PROPOSED RENT INCREASE FOR SPACE 8 OF RANCHO BONITA, LOCATED AT 600 ANITA STREET IN CHULA VISTA, AND ADOPTION OF FINDINGS TO EXPLAIN AND SUPPORT THE MOBILEHOME RENT REVIEW COMMISSION’S DECISION TO APPROVE OR DENY THE REQUEST FOR INCREASE IN SPACE RENT

I. RECOMMENDATION

That the Mobilehome Rent Review Commission (the “Commission”) **APPROVE** a rent increase in the range of \$600 to \$620 per month for space 8 at Rancho Bonita, located at 600 Anita Street in Chula Vista, effective upon change of ownership as requested in the respective Notice of Rent Increase, and adopt findings supporting the decision.

II. INTRODUCTION

On November 10, 2010, the owners of Rancho Bonita (the “Park” or “Rancho Bonita”) provided the occupant of space 8 within the Park, also known as the “affected occupant,” with written notice of a rent increase, in excess of the annual permissive rent increase upon change of ownership. The applicable annual permissive rent increase at time of notice was 1.4 percent. The affected occupant of space 8 had provided the park with notice of intent to sell the mobilehome located in space 8.

The park owner has presented the occupant with a lease agreement and a written notice of rent increase stipulating a proposed rent of \$639.52 per month. This represents a 31.8 percent or an additional \$154.19 per month proposed rent increase from the current monthly rent of \$485.33 (see Table 1).

The affected occupant is not in agreement with the proposed rent and therefore, will not sign the lease agreement. Execution of a lease would constitute voluntary settlement of the rent issue. Therefore, in accordance with Section 9.50.050, the occupant would waive his right to have such increase reviewed by the Commission. In response to the rent increase notice, the affected occupant filed a “Request for Hearing” with the Commission (the “Request”) on November 30, 2010.

Mobilehome Rent Review Commission

January 20, 2011

Item No. 3: Space 8 at Rancho Bonita

Page 2

III. PROCEDURAL REQUIREMENTS

Chapter 9.50 (Mobilehome Space Rent Review) of the City Of Chula Vista's Municipal Code ("CVMC") sets forth the procedures which must be followed with respect to space rent increases and provides a mechanism for the resolution of disputed increases in space rent. Pursuant to CVMC §9.50.050, a mobilehome park owner can increase a resident's space rent, one time per year, consistent with the "annual permissive" rent increase, as described in that section. The annual permissive rent increase is not subject to challenge or review by the City.

If a park owner desires to increase the space rent above the annual permissive increase at change of ownership, it must follow the procedures set forth in CVMC §9.50.076. Specifically, an owner may propose an increase above the annual permissive by providing the incoming resident with written notice ("Notice") of the rent increase and meet with the resident to attempt to reach agreement over the rent increase. If the owner and resident are unable to reach agreement over the rent increase, the resident has a right to submit a "Request for Hearing" before the Commission to consider the proposed rent increase.

The Commission's role in hearing a Request is to act as the "due process" unbiased decision maker regarding the rent dispute. The Commission, in its review of proposed rent increases shall consider specific factors (as set forth in CVMC §9.50.073 and detailed in the "Analysis" section of this report) and determine a rent that is fair, just and reasonable. A decision by the Commission on any Request for Hearing is binding as to all residents affected by the Rent Increase Notice. In considering a Request, the Commission may deny the increase or permit the increase, in whole or in part; however, the Commission may not set the rent lower than the pre-existing rent or higher than the rent proposed in the Notice. (CVMC §9.50.075.C.)

IV. BACKGROUND

Rancho Bonita is an all age mobilehome community, located at 600 Anita Street in Chula Vista. The mobilehome community contains 90 mobilehomes spaces, with 27 percent of the spaces containing singlewide coaches. The Park is approximately 43 years old and is in overall good condition.

Rancho Bonita is managed and operated by Newport Pacific Capital Co. The Park owner issued a Notice of Rent Increase in Excess of the Annual Permissive on November 10, 2010. In accordance with the procedural requirements, the park owner corresponded with the affected resident within 10 days of the written notice, to provide an opportunity for all parties to discuss and reach a voluntary agreement as to the rent increase. The resident was unable to reach an agreement with Rancho Bonita and subsequently filed for a Request for Hearing on November 30, 2010. (Copies of the Notice and Request for Hearing are attached as Exhibit 4.) Thus, the Commission's decision will be binding upon change of ownership.

The following is the proposed space rent:

Table 1: Proposed Rent Increases

Space No.	Current Rent	Proposed Rent	Requested Increase		Date of Notice of Increase
			\$	%	
8	485.33	639.52	154.19	31.8%	11/10/2010

In reviewing the proposed rent increase and determining the rent that is fair, just and reasonable, the Commission shall consider the factors listed within CVMC§ 9.050.073. In preparation for the hearing, the City requested that the park owner provide information directly related to those factors to be considered.

In response to the City's request, the Park owner has provided information related to the Park's characteristics, features, amenities, and services, limited financial information to date, rents for recent incoming residents, and documentation demonstrating increased costs and future anticipated costs due to repairs and upgrades to, the Park (see, Exhibit 3). It is City staff's understanding, based on the information provided by the Park owner, that the rent increase for the affected occupant of Space 8 is proposed in order to bring the rent up to the market rate and permit the owner a fair and reasonable return given these increased costs, both incurred and anticipated. The information supplied by the Park owner was taken into consideration in preparing this Report and is further discussed in the "Analysis" section.

The City has provided the Park owner and the affected resident with adequate notice that the Requests for Hearing, with respect to the space identified in Table 1, would be considered by the Commission on January 20, 2011. (See, Exhibit 5.)

V. ANALYSIS

If a proposed rent increase is submitted to the Mobilehome Rent Review Commission pursuant to Chapter 9.50, the Commission shall determine the rent that is fair, just and reasonable, and, in doing so, shall consider the factors listed below. Staff has reviewed all evidence submitted by the park owner to be presented to the Commission for its consideration. The Commission's decision shall be based on evidence presented to the Commission in connection with this matter, including testimony and other evidence presented at the hearing. In making its determination, the Commission shall consider the following factors:

A. Fair & Reasonable Return - *The need for the proposed rental increase in order to permit the owner to secure a fair and reasonable return, when considering the existing rental scheme for all spaces in the park and all existing or expected expenses in owning and operating the park. A fair and reasonable return may be determined by the Commission by reference to industry standards, risk of investment, or other acceptable standards.*

In support of the fair rate of return rent increase, Rancho Bonita has submitted information related to increased costs as associated with anticipated repairs, maintenance and upgrades to the Park.

Mobilehome Rent Review Commission

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According to Section 9.50.073 (A) in consideration of the proposed increase the Commission may consider several factors including fair and reasonable return. Since the park owner is requesting the proposed rental increase upon change of ownership based on comparable market rents, adequate information was not provided by the Park Owner in order to complete a fair and reasonable return

1. *In considering the existing or expected expenses in owning and operating the park in following prudent business practices, the Commission should consider the following or any similar or related items of expense, the reasonableness of such items, and changes to them:*

a. *Actual financial investment in park improvements.*

According to Rancho Bonita the park anticipates installing a wrought iron fence along existing block walls in the RV storage area and surrounding the pool totaling approximately \$14,150.

b. *Property or other taxes.*

No changes to the property tax was reported. The park included the current property tax bill as part of their response, see Exhibit 3. Taxes for fiscal year 2010 totaled \$31,807.06.

c. *Mortgage or ground rent payments.*

No changes to the mortgage or ground rent payments were reported.

d. *Utility costs.*

No changes to the utility costs were reported.

e. *Capital improvements or rehabilitation work.*

The park owner has indicated that several improvements or rehabilitation work will be undertaken in 2011. No current bid proposal or contract was submitted. These proposed improvements/rehabilitation include:

- Retiling both the men's and women's restrooms
- Purchasing outdoor chairs and tables
- Clubhouse facility roof repairs, window seal replacement, and painting

f. *Repairs required.*

No other anticipated repairs to the park were reported.

g. *Other operating and maintenance costs.*

No changes to operating or maintenance costs to the park were reported.

Mobilehome Rent Review Commission

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2. *In considering the existing or expected income from owning and operating the park, the Commission should consider the rent schedule for all spaces in the park and any similar or related items verifying income for the mobilehome park for the last three years, the reasonableness of such items, and changes to them.*

The park provided the rent schedule for three (3) units sold within the last six (6) months at \$639.52. A rent roll for the remaining spaces was not provided.

B. Rate of Return in Previous Years - *Rate of return earned by the park owner in previous years as determined by a fair market appraisal conducted by a Member Appraisal Institute (MAI) appraiser. The City, as well as the park owner shall have the right to hire their own independent MAI appraiser.*

A rate of return analysis could not be conducted due to the lack of data for a Statement of Revenues and Expenses. Since the park owner is requesting the proposed rental increase upon change of ownership based on comparable market rents, no information was provided by the Park Owner related to a fair market appraisal of rate of return.

C. Reduction in the Resale Value - *The extent to which the proposed rental increase will cause a reduction in the resale value of the mobilehome.*

A proposed rent increase that is excessive or exceeds typical market rents for comparable mobilehome parks or other spaces at the park may impact the resale value of the mobilehome. Should a resident receive a rent increase in excess of the typical market rents, they could not simply move to a more affordable or desirable mobilehome park without incurring significant costs for moving and relocating, if possible, the mobilehome. The resident could sell the mobilehome. However, the sales price of the home may be significantly reduced to offset a rental cost that exceeds what a potential buyer would receive at other comparable parks. Therefore, rent increases above market rates would impact a resident's investment in their home. A more detailed discussion of the rent increase in relation to market rents is provided below in Section E.

D. Changes in the Consumer Price Index - *Changes in the Consumer Price Index for all urban consumers in the San Diego Metropolitan Area published by the Bureau of Labor Statistics.*

The change in the Consumer Price Index for all items in San Diego County has fluctuated since 2005 ranging from 4.6 percent to -.6 percent, as displayed in Table 2. The proposed rent increase is for 31.8 percent.

Table 2: Consumer Price Index

(As Published by the Bureau of Labor Statistics of the U.S. Department of Labor)

Year	Percent Change		
	July & 1st Half (Notice Given Mid Aug of Following Year)	Jan & 2nd Half (Notice Given Mid Feb of Following Year)	Annual Average
2005	3.3	4.0	3.65
2006	3.8	3.4	3.60
2007	2.3	2.3	2.30
2008	4.6	3.2	3.90
2009	-0.6	0.6	-
2010	1.4		
Average	3.4	3.1	3.22

NOTES:

Percentage Change – Change in consumer prices from the same period a year ago.

Release Dates:

1st Half - Mid August & 2nd Half - Mid February

E. Fair Market Rental Value - Fair market rental value as determined by “comparables” of similar and existing mobilehome spaces or mobilehomes in the South Bay area of San Diego County, including those in Chula Vista, as determined by an appraiser mutually agreed upon by the City and the park owner and at the park owner’s expense.

To assist the Commission in their consideration of the proposed rent increase with regard to the factors listed, a comparison of all age mobile home communities within Chula Vista and the South Bay area was prepared by City staff (see Exhibit 2). The comparison is based upon a survey of park representatives and field inspection of the identified mobilehome parks. In particular, staff compared overall park conditions, types of services, amenities, features and current rents charged at Rancho Bonita with identified parks. A brief description of the quality indicators is provided within Exhibit 2.

Rancho Bonita is in overall good condition and very well maintained. Amenities, features, and services at Rancho Bonita is similar to most parks. Table 4 summarizes the overall park conditions and space rents for other identified comparable parks within the City, as well as the South Bay region.

Table 4: Predominant Rents

Mobilehome Park	Overall Park Condition/Amenities, Services & Features	New Move In Rent Yr 2011
Palms Mobile Estates	Average	\$615
Brentwood Park	Good	\$675
Bayscene	Average	\$465-861
Don Luis Estates	Good	\$795
Thunderbird Mobile Lodge	Average	\$521-647
5&10 Mobile Lodge	Average	\$455-595
Rancho Chula Vista ¹	Excellent	\$700
Bonita Paradise ¹	Average	\$735

¹ Located outside Chula Vista

Using the median of those parks that have a range of incoming rents, the approximate average space rent upon change of ownership for comparable parks in Chula Vista is \$643 and the overall average in the south bay region is \$662. In addition, existing average rents at Rancho Bonita is \$513, approximately \$73 below the average of \$586 for all other parks surveyed in Exhibit 2. Based on the size and amount of amenities, staff believes the most comparable parks to Rancho Bonita re Thunderbird and 5&10 Mobile Lodge and the fair market rent is in the range of \$600 to \$620.

The park also provided data regarding market rents by submittal of a "Competition Survey Report" for a number of parks within Chula Vista and in the south bay region. Several of the parks included in their submittal, reference Exhibit 3, were also used by staff for comparison, reference Exhibit 2, including: Don Luis, Brentwood, and Rancho Chula Vista. The following parks included in the park submittal are senior parks and not considered comparable by staff; Granada and Hacienda. And the final parks included in their submittal are outside of Chula Vista but are not believed to be as comparable to those used by staff in Exhibit 2: Bayside Palms and Imperial Sands.

F. Rents and Increases at the Mobilehome Park - *The timing and amount of rents and increases for this and other spaces at the mobilehome park.*

A summary of rent for spaces (19, 28, and 40) that have changed ownership in the past six (6) months was provided by Rancho Bonita. Each of the spaces was identified as accepting a \$639.52 rent. Rancho Bonita provided additional data on the low, high, and average rents for the park to staff indicating the low at \$437, high of \$675 and average of \$513, slightly below the average of all other surveyed parks.

G. Quantity and Quality of the Improvements and Features - *The quantity and quality of the improvements and features at the mobilehome park and any decrease or increase in such improvements and features.*

Rent increases where there is a decrease in the quantity and quality of improvement and features

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could result in a negative impact on the value of the resident's investment in the mobilehome and the resale value. In this case, the Park owner is upgrading the Park and, therefore, Park residents may see an increase in the value of their space and home. Additionally, the quantity and quality of improvements, features and services is considered in the analysis of fair market rental value.

H. Quantity and Quality of Services - *The quantity and quality of services offered to park residents and any decrease or increase in such improvements and features.*

Rent increases where there is a decrease in the quantity and quality of services offered could result in a negative impact on the value of the resident's investment in the mobilehome and the resale value. In this case, the Park owner is upgrading the Park and, therefore, Park residents may see an increase in the quality of service provided.

VI. SUMMARY & RECOMMENDATION

Rancho Bonita has provided Space 8 with written notice of rent increase in excess of the annual permissive rent increase, as defined in Section 9.50.050 of the City's Municipal Code. The annual permissive rent increase at time of notice was 1.4 percent. The proposed rent increase is for 31.8 percent. The increases represent an additional \$154.19 per month.

The proposed space rent for Palace Gardens is comparable with those parks within Chula Vista identified for comparison.

Based upon a review of those factors listed within Section 9.50.073 of the City of Chula Vista's Municipal Code, it is staff's recommendation that a rent increase is warranted for space 8 at Rancho Bonita, effective upon change of ownership, to provide the Park owner with a fair and reasonable return on the owner's investment. Accordingly, Staff recommends that the Commission **APPROVE** the proposed rent increase for space 8 at Rancho Bonita, in the range of \$600 to \$620. Furthermore, staff recommends that the Commission adopt findings to support its decision. Attached as Exhibit 1 are draft candidate findings for the Commission's consideration. The decision of the Commission is final and conclusive as to both the resident and the mobilehome park owner.

VII. EXHIBITS

1. Proposed Findings
2. City of Chula Vista Comparable Rents Rancho Bonita – January 2011
3. Information for Mobilehome Rent Review
4. Information Provided by Resident
5. Notices

EXHIBIT 1

**FINDINGS WITH REGARD TO
RANCHO BONITA
REQUEST FOR RENT INCREASE**

The Mobilehome Rent Review Commission (the "Commission"), heard and considered testimony and evidence at a public hearing on January 20, 2011, regarding proposed space rent increase for space 8 of Rancho Bonita (the "Park"), as set forth in the Notice attached to this Report. The Commission considered the following:

1. Testimony and documents submitted by the owner of the Park.
2. Testimony and documentation submitted by the affected party and other members of the public.
3. The documentation and recommendations submitted by City staff, which were contained in the staff's "Report to the Mobilehome Rent Review Commission," in connection with this matter.

Having heard and considered all of the above, the Commission finds as follows:

1. On November 10, 2010, the owner of Rancho Bonita, issued a Notice of space rent increase, in excess of the annual permissive rent increase, affecting space 8.
2. As to the Notice, the park owner complied with the noticing and procedural requirements contained in Municipal Code Chapter 9.50, in order to increase space rents in excess of the Annual Permissive Rent Increase. The Notice seeks to increase the space rent above the annual permissive rent increase, 1.4 percent at time of noticing.
3. As to the Notice, the resident affected by the Notice complied with the procedural requirements of Chapter 9.50 to initiate a rent review hearing by the Mobilehome Rent Review Commission.
4. The City provided the Park owner and the affected resident with adequate notice that the Commission would consider the Requests for Hearing relative to the space affected by the Notice, at its meeting on January 20, 2011.
5. The Commission also considered the documentation and recommendations submitted City staff.
6. The change of ownership rate is consistent with the average rent of comparable parks in the South Bay of San Diego.
7. The proposed rental increase for Space 8 is consistent with the average rental rates for similar parks upon change of ownership.

Based upon all of the evidence submitted in this matter, the Commission determines that space rent increase for space 8 is necessary in order to provide the Park owner with a fair and reasonable return

Mobilehome Rent Review Commission

Findings - Rancho Bonita

Page 2

on the owner's investment given the current market rents in the area.

Accordingly, the Commission approves a rent of \$ _____ (a \$ _____ or _____ percent increase) upon change of ownership for space 8 within Rancho Bonita, which is the subject of this hearing.

Notice is further given that judicial review of this decision may be had and in accordance with the time frames pursuant to Code of Civil Procedure sections 1094.5 and 1094.6.

Approved to Form:

Cesar Padilla, Chair

Mobilehome Rent Review Commission

Findings - Rancho Bonita

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PASSED AND APPROVED BY THE MOBILEHOME RENT REVIEW COMMISSION OF
CHULA VISTA, CALIFORNIA, this 20th day of January 2011 by the following vote, to-wit:

AYES: Gonzalez, Longanecker, Padilla, Riesgo, Thompson

NOES: None

ABSENT: None

ABSTENTIONS: None

Cesar Padilla, Chair

ATTEST:

Stacey Kurz, Staff Liason

EXHIBIT 2

**COMPARABLE MOBILEHOME PARKS
RANCHO BONITA MOBILEHOME PARK
JANUARY 2011**

The following provides a brief description of the quality indicators for overall park conditions, services, amenities and features:

Park Conditions

- Excellent: Overall, park has some newer mobilehomes, predominated by double/triple wide spaces, park and individual mobilehomes are maintained in excellent condition, ample space given to coaches, roadways, and open space, roadways in excellent condition with no potholes.
- Good: Similar characteristics as excellent with overall conditions being generally good, predominated by doublewide spaces, and older but well maintained coaches with some newer mobilehomes.
- Average: Differs in that overall conditions are generally satisfactory, significant singlewide spaces, park and mobilehomes are older and maintained in satisfactory condition, with some upkeep issues.
- Below Average: Conditions are indicated by significant upkeep and maintenance issues of the park overall and individual spaces, predominated by single wide spaces, significant number of trailers versus mobilehomes, and minimal space allocated for roadways and open space

Services, Features and Amenities

Overall quality of services, features and amenities was based upon age, condition, size, and quantity.

- Excellent: Indicated by the presence of varied, numerous, and large amenities, services and facilities, with the overall condition and upkeep excellent.
- Good: Based upon similar characteristics as excellent but determined to be slightly below those indicated in excellent.
- Average: Average differs in that the overall conditions are generally satisfactory, more outdated, smaller in size, and typical of other communities.
- Below Average: Below average conditions are indicated by minimal, if any, services, amenities and facilities that are outdated and maintained poorly.

Exhibit 2
City of Chula Vista Comparable Mobilehome Parks - Rancho Bonita
January 2011

	1	2	3	4
Rental Data	SUBJECT PARK	Brentwood Park	Bayscene Mobilehome Park	Don Luis Estates
Park Name	Rancho Bonita	Brentwood Park	Bayscene Mobilehome Park	Don Luis Estates
Address	600 Anita Street Chula Vista 426-2622	1100 Industrial Boulevard Chula Vista, CA 91910 422-4645	100 Woodlawn Avenue Chula Vista, CA 91910 691-1581	121 Orange Ave Chula Vista 422-2291
No. of Spaces	90	258	126	129
Approx Age	43	54	49	41
Age Restriction	All Age	All Age	All Age	All Age
Singlewide Spaces (%)	27%	57%	72%	10%
Overall Park Condition	Good	Good	Average	Good
Significant Park Services, Features & Amenities	Clubhouse (Small) Billiard Pool/Spa Sauna Laundry Guest Parking (21 spaces) RV Storage Shuffleboard (1) Library	Clubhouse (Large) Pool/Spa Laundry Guest Parking (44)	Clubhouse (Medium) Pools (2 including children's) Playground Laundry	Clubhouse (Small) Billiard Pool Shuffleboard (2) Laundry Guest Parking (6 spaces) Car wash
Overall Quality of Svcs, Features & Amenities	Good	Good	Average	Good
Vehicle Storage Fee	\$30/RV	None	None	None
Monthly Rental Rates:				
Low Rent	\$436.84	\$429.00	\$450.00	\$502.00
High Rent	\$675.00	\$763.00	\$861.00	\$895.00
Average/Predominant Rent	\$513.40	\$556.00	\$670.00	\$584.00
New Move In Low Rent	\$575.00	\$675.00	\$465.00	\$795.00
New Move In High Rent	\$675 (new/coach)	\$675.00	\$661.00	\$795.00
Rental Agreement	M/M	M/M	M/M; 10 Year (25%)	M/M (36%); 15 Yr (30%); Rental (34%)

Exhibit 2
 City of Chula Vista Comparable Mobilehome Parks - Rancho Bonita
 January 2011

Rental Data	5	6	7	8
SUBJECT PARK	Thunderbird Mobile Lodge	5 & 10 Mobile Lodge	Rancho Chula Vista	Bonita Paradise
Park Name	Rancho Bonita	1500 Third Avenue	1011 Beyer Way	3131 Valley Rd
Address	600 Anita Street Chula Vista 426-2622	Chula Vista, CA 91911 422-5839	San Diego 690-1059	Natl City/San Diego 475-1800
No. of Spaces	90	101	131	269
Approx. Age	43	49	40	40
Age Restriction	All Age	All Age	All Age	All Age
Singlewide Spaces (%)	27%	37%	2%	less than 12%
Overall Park Condition	Good	Average	Excellent	Average
Significant Park Services, Features & Amenities	Clubhouse (Small) Billiard Pool/Spa Sauna Laundry Guest Parking (21 spaces) RV Storage Shuffleboard (1) Library	Recreation room Car wash Pool RV Storage	Clubhouse (Large) Billiard Pool/Spa Big Screen TV Laundry Some Open Space/Landscaping Guest Parking (30)	Clubhouse (Small) Billiard Game Tables Big Screen TV Pool/Spa Laundry RV Storage Guest Parking spaces (12)
Overall Quality of Svcs, Features & Amenities	Good	Average	Excellent/Superior	Average/Slightly Superior
Vehicle Storage Fee	\$30/RV	\$50/RV	None	\$50/RV
Monthly Rental Rates:				
Low Rent	\$436.84	\$413.00	\$650.00	\$625.00
High Rent	\$675.00	\$595.00	\$710.00	\$735.00
Average/Predominant Rent	\$513.40	\$481.00	\$680.00	\$625.00
New Move In Low Rent	\$575.00	\$455.00	\$700.00	\$735.00
New Move In High Rent	\$675 (new coach)	\$595.00	\$700.00	\$735.00
Rental Agreement	M/M	1 Yr; M/M	5-30 Yr Lease (99%); M/M	30 Yr Lease (99%); M/M

EXHIBIT 3



**CITY OF
CHULA VISTA**

**REQUEST FOR INFORMATION
FOR SPACE RENT
INCREASE
IN EXCESS OF THE ANNUAL PERMISSIVE**

Development Services Department
Housing Division
276 Fourth Avenue
Chula Vista CA 91910
(619) 585-5609



INSTRUCTIONS FOR RENT REVIEW APPLICATION

These instructions are to assist you in successfully completing your rent review application.

GENERAL INSTRUCTIONS:

2. Type or print clearly in black ink on all application forms. Please complete all sections which are applicable.
3. Attach additional pages as need using only 8.5" x 11" letter size paper. Be sure to identify the name of the park on all attachments. Once your application is complete, please number the pages.
4. Except for financial statements, application pages may not be substituted with other forms of documentation (although they may be supplemented if the applicant feels it is necessary.) You may submit any type of park balance sheet and revenue and expense statements as long as they provide details comparable to the City's forms and request for background information.
5. Provide one (1) original and twelve (12) copies of the entire application. Please remember to number the pages of your completed application before copying.

Criteria from Mobilehome Space Rent Review Ordinance (Chapter 9.50 of the Municipal Code):

The Rent Review Ordinance contains seven criteria on which the Mobilehome Rent Review Commission may base their decision. Please address each of the seven criteria from the Ordinance, Section 9.50.073 that applies to your request. There is space at the end of this section to list additional reasons you may wish the Board to consider. A copy of the Ordinance is attached.

Mobilehome Park Space Rent Sheets:

This section shows rental amounts for each space affected by the application, since the date of the last increase. Please read the instructions on this page carefully and be sure to include the totals in the appropriate boxes. If the last increase was implemented more than three years ago, use another page to list rents for all years since the last increase.

Long-Term Lease Space Rent Sheets:

This section documents current rents for spaces on long-term leases only. Please be sure to reads the instructions carefully and include totals and averages in the appropriate boxes.

Revenue and Expense Statements:

Please show balance sheet information and revenue and operating expense data taken from actual park records for a minimum of the last three years. If the application is submitted during your fiscal year, please include partial year to date.

Instructions for Rent Review Application

Page 2

Property tax bills must be submitted for a minimum of the last three years.

Copies of income tax statements to document expenses are requested and may be required by the Commission.

Where sums differ substantially from one year to another for items such as unusual repairs, one-time only expenses, large item expenses (i.e., insurance, rent on land, etc.) or operating expenses, verifiable records may be required. Documentation may include cancelled checks and their associated billing statements. If cancelled checks are submitted, a cancellation mark from the bank must be shown. Check faces or associated billing statements should identify the expense.

Owner's Affidavit:

This form must be signed by the park owner and notarized, attesting to the accuracy of the submitted information.

Review of the Application:

Upon receipt of the application, the City has thirty (30) days to determine if the application is complete. If it is not complete, further information will be requested from the applicant. When the application is complete, the applicant will be notified.

Application Submittal:

The application and supporting documents should be delivered to:

City of Chula Vista
Development Services Department, Housing Division
Attn: Housing Manager
276 Fourth Avenue
Chula Vista CA 91910

If you have any questions, please contact the Housing Division at (619) 585-5609.

(LH) H:\HOME\COMMDEV\MOBILEHOME PARKS\MHRR App Instructions



Rent Increase Application Checklist

This list will assist you in making sure you have completed the minimum requirements for submitting a rent increase application to the Mobilehome Rent Review Commission.

- Ownership/Representative information completed on first page of application.
- Utility structure grid and amenities and hours of operation worksheet.
- The appropriate criteria have been addressed on the Rent Review Criteria form.
- Affected space rent worksheets.
- Long-term lease space rent worksheets.
- Financial statements (balance sheet and revenue and expense information for a minimum of the last three years).
- Property tax statements for a minimum of the last three years.
- All applicable back up/support documentation/information.
- Owner's affidavit signed and notarized.
- Ten copies of the completed application and the original.



**REQUEST FOR INFORMATION
FOR MOBILEHOME SPACE RENT INCREASE IN EXCESS OF THE ANNUAL PERMISSIVE**

Park Name: Rancho Bonita MHP Telephone: (619) 426-2622
 Address: 600 Anita Street
 Owner: Chula Vista, CA 91911 Telephone: (619) 852-5575
 Address: Rancho Bonita MHP, LLC.
 Representative: Newport Pacific Capital Co., Inc. Telephone:
(If other than owner, all City Correspondence will be addressed to this person.)
 ATN Candace Holcombe
 Address: 17300 Red Hill Ave Ste 280 Irvine, CA 92614
 Year Park Opened: 1968 Date of Ownership:
 Number of Spaces Affected by the Proposed Increase: 1
 Number of Spaces in the Park: 90
 Double Wide: 65 Single Wide: 24 Travel Trailers: 0

Briefly describe the park (include amenities and services provided without additional charge). Attach additional pages if more space is needed.

Rancho Bonita MHP is a well maintained community with wide streets, a large clubhouse, pool, spa, shuffle board, billiards, library, kitchen and laundry facility.

The community is welcome to all ages and is conveniently located to shopping centers and transportation services.

Location Description (include general description of area and positive and negative features).

Rancho Bonita is located in a light industrial area, adjacent to several multi-family housing structures. The community is located off Anita & Broadway and is known as a quiet community.

Access to:	Less than 1/2 mile	1/2 to 1 mile	More than 1 mile
Bus	<input checked="" type="checkbox"/> 0.8 miles - 1 mile	<input type="checkbox"/>	<input type="checkbox"/>
Trolley	<input checked="" type="checkbox"/> 0.8 miles - 1 mile	<input type="checkbox"/>	<input type="checkbox"/>
Shopping (grocery)	<input checked="" type="checkbox"/> 0.5 mile - 1 mile	<input type="checkbox"/>	<input type="checkbox"/>
Other everyday items	<input checked="" type="checkbox"/> 0.5 miles - 1 mile	<input type="checkbox"/>	<input type="checkbox"/>

How are the following utilities paid for? (Please check the appropriate box for each utility)

Utilities	Included in the Rent	Metered and Billed by the Park Owner	Billed Directly by Provider
Gas	D	D	D
Electricity	D	D	D
Water	D	X	D
Trash	D	D	D
Sewer	D	D	D
Cable	D	D	D
Other: _____	D		D
		D	
		D	

Does the mobilehome park have the following amenities? (Please check yes or no).

Pool	DNa	DYes ✓	
Spa	DNa	DYes ✓	
Sauna	DNa ✓	DYes	
Shuffleboard courts	DNa	DYes ✓	How many? <u>1</u> courts
Laundry facilities	DNa	DYes ✓	Number of washers <u>6</u> and dryers <u>4</u>
Playground area	DNa ✓	DYes	
Visitor parking	DNa	DYes ✓	How many? <u>21</u> parking spaces

Is there a clubhouse at this park?

D No (Skip to the next question) DYes ✓

What is the approximate square footage?

Sq. ft. 5,000

Is a reservation required for use? DNa

DYes

D Sometimes (explain) ✓

Semi-private functions

Is a deposit required for use? DNa

DYes: ✓

Semi-private functions
Amount? \$ 50 only

If a deposit is required, is it refundable? No

DYes

D Sometimes (explain) ✓

IF LEFT in cleaned condition / some as when reserved

What amenities are provided?

Billiard tables	DNo	DYes ✓	How many? <u>2</u> tables
Library/Reading room	DNa	DYes ✓	
Tables	DNa	DYes ✓	How many? <u>6</u> tables
Chairs	DNa	DYes ✓	How many? <u>57</u> chairs
Kitchen	DNo	DYes ✓	
Dishes and utensils	DNa	DYes ✓	

Request for Information - Rent Increase in Excess of the Annual Permissive
Page 3

Are pets allowed? D No Yes ✓
Is there a monthly fee? No ✓ D Yes Amount ?

Please describe the type(s) of security at this park? (*Gated, 24-Hour Patrol, Lighting, Alarm, System, Etc.*)

*Street lighting and neighborhood watches on-site
Management is on-call 24 hours daily.*

Are security costs: Included in the Rent
D A separate charge that's added to the base rent

Is there a park caretaker? D No Yes ✓ Full-Time Part-Time

Is on-site RV storage available? D No Yes ✓

Number of spaces: *25*
Monthly fee: *\$ 30.00*

Is security provided? D No D Yes *Please describe.* _____

Is the area lighted? D No D Yes ✓

Are there any other additional charges or fees paid by residents, such as for additional occupants, or the maintenance of trees or driveways?

D No D Yes *Please describe type of fee(s) and indicate the amount per month.*

Is there a resident organization at this park?

D No D Yes Name of Representative: none

1. Changes in property taxes or other taxes related to the subject mobilehome park. Please include property tax bills for all years since last increase. If last rent increase was implemented in the year prior, please include tax bills for the last two years.

tax bills not available at this time for 2009
2010 Tax bills attached.

2. Changes in the rent paid by the park owner for the lease of the land on which the subject mobilehome park is located.

none

3. Changes in the utility charges for the subject mobilehome park paid by the park owner and the extent, if any, of reimbursement from the mobilehome park residents.

none

4. The completion of any capital improvements or rehabilitation work related to the mobilehome space or spaces specified in the rent increase application and the cost thereof, including materials, labor, construction, interest, permit fees, and other items as the Commission deems appropriate. Please provide a schedule of capital assets retired, including dates, sale prices (if applicable) and descriptions. Please submit copies of receipts, cancelled checks, with supporting documents to verify work performed. For proposed work, please include bids.

none

5. The need for repairs caused by circumstances other than ordinary wear and tear. Please document.

The clubhouse bathroom tile is lifting and needs to be replaced both men & women's restroom. Chairs and tables need to be replaced in the outdoor patio area.

The entire facility is looking worn & tired, new paint, ceiling repairs due to a roof leak and repairs to window seats due to dry rot are needed. Please see photos of all areas.

6. Changes in reasonable operating and maintenance expenses. Please document.

The installation of 474 feet of 2' high wrought iron fence is needed on top of the existing block wall and (4) four 3x3x30 angle iron columns are needed to stabilize block wall - location perimeter of swimming pool & RV storage wall. Cost \$14,150.00 (see attached)

7. The extent to which the proposed rental increase will cause a reduction in the resale value of the mobilehome.

We are unable to evaluate based on the fact that the resident has not provided detailed information as to the make, model, year, size, condition and sales price of the home located at space 8. We do not anticipate that the rent increase will cause a reduction in the resale value as homes are selling.

8. Changes in the CPI for all urban consumers in the San Diego Metropolitan Area published by the Bureau of Labor Statistics.

Please see CPI schedule as attached

Request for Information - Rent Increase in Excess of the Annual Permissive

Page 6

9. The rents lawfully charged for comparable mobilehome spaces in the City of Chula Vista.

Don Luis Estates	\$ 500 - \$ 800	Turnover #1-795 ⁰⁰
Coronado Mobile Estates	\$ 600 - 650	Turnover #1-650 ⁰⁰
Brentwood MHP	\$ 586 - 675 ⁰⁰	" 675 ⁰⁰
Hardenor Mobile Estates	\$ 520 - 650.90	" 650.90

10. The rents lawfully charged for comparable mobilehome spaces in the South Bay of San Diego County.

Rancho Choke Vista	# 602 - # 720
Bayside Palms	497.22 - 551.33
Imperial Sands	420 - 480

11. The timing and amount of rents and increases for this and other spaces at the mobilehome park.

Rent Increases are tied to the annual CPI Increase and the timing of that increase is July of each year. The amount varies annually dependent upon the CPI.
 Rents also increase upon turn-over in accordance with the Chula Vista Rent Control Ordinance.

12. The amount of and quality of improvements and features at the mobilehome park.

The community has wonderful features with wide streets and homes set back. Improvements are scheduled to be added in years 2011 and 2012 with the installation of perimeter fencing on the East wall of the clubhouse & RV storage. Additional improvements will include interior painting of the clubhouse & new bathroom tile.

13. The amount of and quality of improvements and features at the mobilehome park.

The community is professionally managed and resident social functions have occurred whereby residents and management work together and have delightful events.

ADDITIONAL INFORMATION TO INCLUDE

- 14. Acquisition date of the mobilehome park and purchase price (if traded, please give assigned value, amount, rate and term.) **1968**

- 15. Purchase terms for the park - cash down, debt assumed (amount, interest rate, and term).
N/A

- 16. Amount of purchase of money borrowed, interest rate, and term.
N/A

- 17. Depreciation schedules, including item description, date of acquisition, cost, depreciation method, estimated useful life, depreciation taken and depreciation for the current year.
N/A

- 18. Current outstanding long-term debt, including balance, interest.
N/A

- 19. Annual income statements from the date of the last rent increase to the present. If last rent increase was implemented in the year prior, please include income statements for the last two years.
N/A

- 20. The Commission considers all factors in addition to any other factors it considers relevant. You may address other factors you wish the Commission to consider below or add additional sheets as necessary.

It is ownerships belief that the rents lawfully charged for comparable mobile home spaces in the City of Chula Vista are at or exceed that of the Rancho Bonita MHP

In order to maintain the property at an acceptable level and to enhance the condition of the common area facilities, the ownership of the property desires to increase rents upon change of home ownership. (see additional sheet attached)

It is ownerships belief that the rents lawfully charged for comparable mobilehome spaces in the City of Chula Vista are at or exceed that of the Rancho Bonita MHP.

In order to maintain the property at an acceptable level and to enhance the condition of the common areas facilities, the ownership of the property desires to increase rents upon change of home ownership.

There are many maintenance items and improvements outlined for Rancho Bonita that will help maintain the physical condition of the property and also provide a desirable living environment for residents.

Ownership believes that by increasing rents upon turnover that the property will be keeping up with already existing market conditions and that the maintenance items outlined at the community can be financially met without the need to appear annually for an increase on the entire property over and above that which is allowable under the ordinance.

OWNER'S AFFIDAVIT

County of San Diego)
State of California)
City of Chula Vista)

I (We,) Candace Holcombe

Being duly sworn, depose and say that I (We) am (are) the owner(s)/authorized representative(s) of the owner(s) of said park involved in this request and that the foregoing statements or answers contained herein and the information submitted herewith are in all respects true and correct to the best of my (our) knowledge and belief. I (We) make the foregoing statement, the statements and answers contained herein and declare under penalty of perjury that the same are true and correct.

Signed: [Signature]
Signature

Rancho Bonita MHP, LLC
Owner (Type or print name)

[Signature]
Signature

Newport Pacific Capital Co., Inc.
Representative (Type or print name)

CANDACE Holcombe

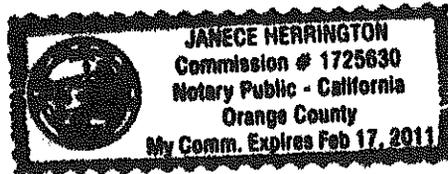
Mailing Address:

47300 Red Hill Ave Ste 280
IRVINE, CA 92614

Subscribed and sworn to before me this 3 day of January 2011

Janece Herrington
Janece Herrington

Notary Public





MOBaeHOMEPARK SPACE RENTS

Park Name: Rancho Bonita
 Address: 600 Anita St.
Chula Vista, CA 91911

Telephone
(619) 426-2622

Directions:

Complete for all spaces affected by the proposed rent increase. If this rent increase represents an increase upon change of ownership, please provide the rent information for all spaces that have changed ownership within the last six months. Please provide the average rent for all residents and the average for those new incoming residents within the last six month period. *This sheet may be duplicated as necessary.*

6.

Space No.	Rent in 2009	Rent in 2010	Rent in 20	Current Rent As of //	Requested New Rent	Requested Increase	
						\$	%
8	\$ 482.44	\$ 485.33		12/30/10 \$ 485.33	\$ 639.52	\$ 154.19	31.77%

Homes Sold in Last (6) Months.

Space	Asking price	Sales price	Old rent	New rent
19	38,900	35,000	478.79	639.52
28	44,000	42,000	478.79	639.52
40	39,000	31,978	478.79	639.52

Total for
 All Spaces
 Average
 Rent

\$ 478.79

(All Residents)
 Average
 Rent
 (New Residents)

\$ 639.52

November 2010

C.M. Hamilton
600 Anita st., Space 8
Chula Vista, CA 91911
619-947-6919

Rancho Bonita Mobile Home Park:

This is to inform you of my intent to sell; I plan to place my mobile home up for sale. I formally request this information not be supplied to mobile home dealers; as I do not want to sell through any agency unless absolutely necessary, and at my own choosing. Request copies of detailed guidelines I must follow per the regulations of RBMHP.

Very Respectfully,

[Signature]
L. fl. (rtIL 1\; 1.-L/L-1Y--

C.M. "Kate" Hamilton

NOV 06 2010
1 ~ . ~ . "

Received NOV 6, 2010

**Rancho Bonita Mobile Home Park
600 Anita Street
Chula Vista, CA 91911
Telephone (619) 426-2622
Fax (619) 426-2333**

November 12, 2010

Cathy M Hamilton
600 Anita St Spc. 8
Chula Vista, CA 91911

RE: RECEIPT OF 60 DAY NOTICE OF INTENT TO SELL HOME AND RENTAL RATE OFFERED TO NEW OR PROSPECTIVE MOBILEHOME OWNERS.

Dear Cathy Hamilton;

Thank you for providing us with the "60-Day Notice Of Intent to Sell" for the home located at Space #8 within the community. This notice was received in our office on November 6, 2010.

Per Chula Vista Municipal Code 9.50.076, please be informed that the rental rate offered by Rancho Bonita to the new or prospective mobilehome owner for this space will be \$639.52 per month. These rates are good for six months from the date of this letter.

PLEASE NOTICE: THE ANNUAL CUMULATIVE RENT INCREASE IS IN EXCESS OF CPI FOR THIS YEAR.

IF YOU DO NOT TAKE ACTION TO REQUEST A HEARING BY THE MOBILEHOME RENT REVIEW COMMISSION WITHIN THIRTY DAYS, THIS INCREASE SHALL BE AUTOMATICALLY EFFECTIVE UPON THE PURCHASE OF THE MOBILEHOME.

This is a statement of space rent increase, which exceeds the percentage increase of the Consumer Price Index (CPI) for the twelve-month period, as reported by the Bureau of labor Statistics, preceding this statement. The CPI is .6% and this increase reflects a cumulative increase for this space of 31.77%.

In accordance with the Chula Vista Municipal Code 9.50.076, please provide all new or prospective mobilehome owners with a copy of this statement of rental rate.

Sincerely,

RANCHO BONITA MHP

Christina Viernes

Seller acknowledges receipt of statement of rent

Cc: Community Development Department of the City of Chula Vista

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

Division of Codes and Standards



Title Search

Date Printed : 12/30/2010

Decal #:	AAR7297	Use Code:	SFD
Manufacturer:	FLEETWOOD	Original Price Code:	ADS
Tradename:	BARRINGTON	Rating Year:	1970
Model:		Tax Type:	ILT
Manufactured Date:	00/00/1970	Last ILT Amount:	\$48.00
Registration Exp:	03/31/2011	Date ILT Fee Paid:	03/08/2010
First Sold On:	03/03/1970	ILT Exemption:	NONE

Serial Number	HUD Label / Insignia	Length	Width
S567X	378971	60'	12'
J567XU	378972	60'	12'

Registered Owner:

CATHY M HAMILTON
600 ANITA ST SP 8
CHULA VISTA, CA 92011-4634

Last Title Date: 03/25/1987
Last Reg Card: 03/10/2010
Sale/Transfer Info: Price \$27,000.00 Transferred on 02/26/1987

Situs Address:

600 ANITA ST SP 8
CHULA VISTA, CA 92011-4634
Situs County: SAN DIEGO

Legal Owner:

BK AMER NTSA 1385
450 B ST STE 500
SAN DIEGO, CA 92101-8002

Last Title Date: 03/25/1987
Lien Perfected On: 03/09/1987 17:29:00

Inactive Decal/DMV:

DMV SE2220, DMV GY9369, DMV GY9370

Title Searches:

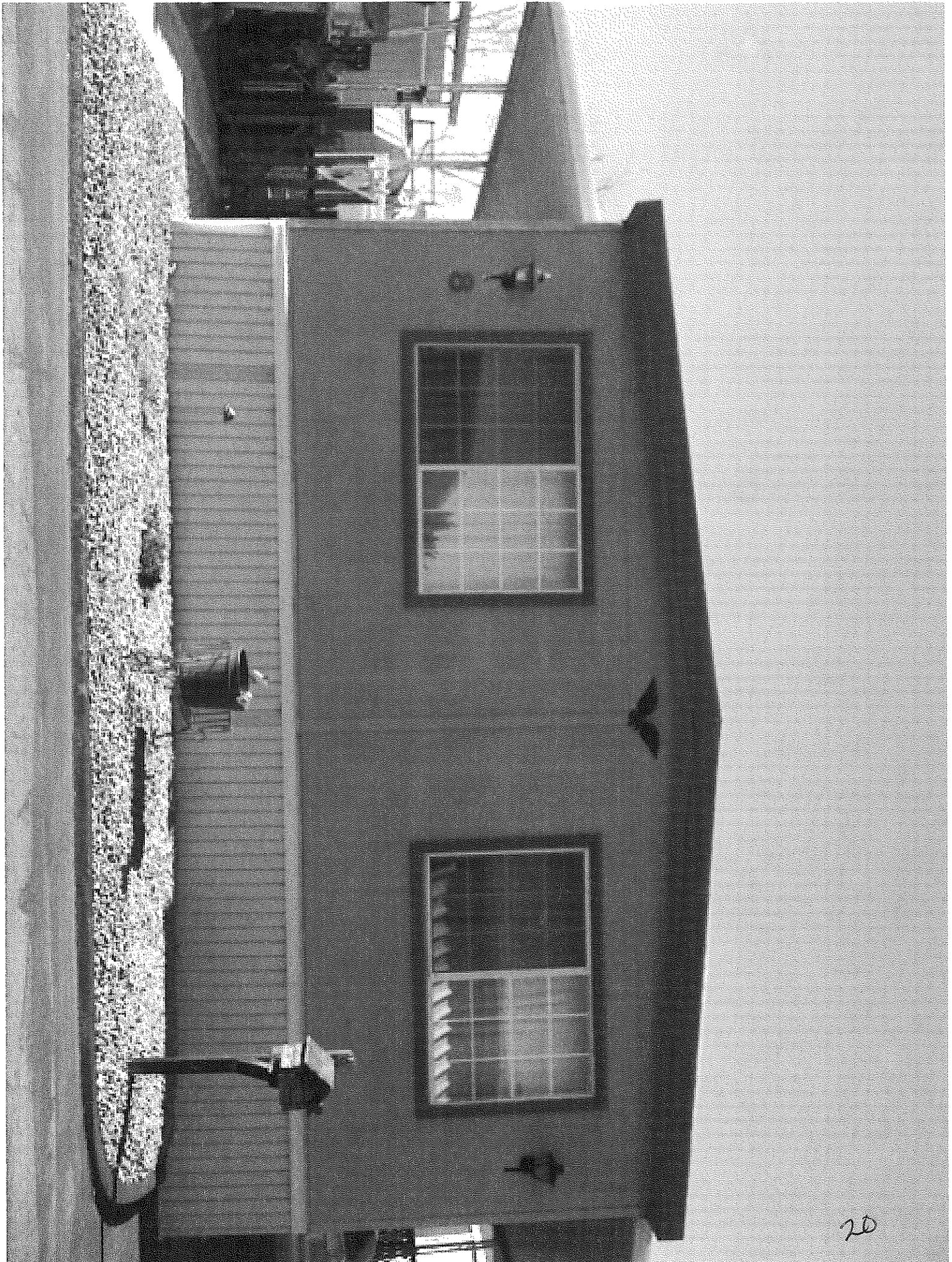
NEWPORT PACIFIC CAPITAL CO INC
17300 RED HILL AVE, SUITE 280
IRVINE, CA 92614

Title File No: None

Renewal Fees:

\$104.00

*** END OF TITLE SEARCH ***



Over the year, the index for all items less food and energy moved up 0.5 percent. Price increases for education and communication (10.0 percent) and medical care (1.8 percent) were partially offset by declines in household furnishings and operations (-4.7 percent) and recreation (-3.2 percent). From the first half of 2009 to the first half of 2010, residential rent slipped 0.2 percent and owners' equivalent rent decreased 0.5 percent.

Table A. San Diego CPI-U monthly and annual percent changes (not seasonally adjusted)

Month	2005		2006		2007		2008		2009		2010	
	Semi-annual	Annual										
First Half	1.9	3.3	1.7	3.8	1.0	2.3	3.3	4.6	-0.5	-0.6	0.2	1.4
Second Half	2.1	4.0	1.3	3.0	1.3	2.3	-0.1	3.2	1.1	0.6	-	-

CPI-W

In the first half of 2010, the Consumer Price Index for Urban Wage Earners and Clerical Workers (CPI-W) was 229.194, up 0.2 percent. The CPI-W increased 1.6 percent over the year.

The second half of 2010 Consumer Price Index for San Diego is scheduled to be released mid-February, 2011.

Technical Note

The Consumer Price Index (CPI) is a measure of the average change in prices over time in a fixed market basket of goods and services. The Bureau of Labor Statistics publishes CPIs for two population groups: (1) a CPI for All Urban Consumers (CPI-U) which covers approximately 87 percent of the total population and (2) a CPI for Urban Wage Earners and Clerical Workers (CPI-W) which covers 32 percent of the total population. The CPI-U includes, in addition to wage earners and clerical workers, groups such as professional, managerial, and technical workers, the self-employed, short-term workers, the unemployed, and retirees and others not in the labor force.

The CPI is based on prices of food, clothing, shelter, and fuels, transportation fares, charges for doctors' and dentists' services, drugs, and the other goods and services that people buy for day-to-day living. Each month, prices are collected in 87 urban areas across the country from about 4,000 housing units and approximately 25,000 retail establishments--department stores, supermarkets, hospitals, filling stations, and other types of stores and service establishments. All taxes directly associated with the purchase and use of items are included in the index.

The index measures price changes from a designated reference date (1982-84) that equals 100.0. An increase of 16.5 percent, for example, is shown as 116.5. This change can also be expressed in dollars as follows: the price of a base period "market basket" of goods and services in the CPI has risen from \$10 in 1982-84 to \$11.65. For further details see the CPI home page on the Internet at www.bls.gov/cpi and the *BLS Handbook of Methods, Chapter 17, The Consumer Price Index*, available on the Internet at www.bls.gov/opub/hom/homch17_a.htm.

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MOBILE HOME PARK COMPETITION SURVEY REPORT

Mobile Home Park Name: Don Luis Estates Date: Jan 3, 2011

Address: 121 Orange Ave. City: Chula Vista State: CA Zip: 91911

Nearest Cross Street: Anita Phone: (619) 422-2291

On Site Manager's Name(s): Jennifer

Owner: _____ Family/Adult/Senior Park (Circle One)

Management Co.: none

Age of Park: 1970 Total No. Spaces: 129 No. Vacancies: 2 No. Homes for Sale: 0

Rent Control Area: Yes No _____ Explain: _____

Long Term Leases: Yes _____ No _____ Explain (length, terms, etc): mo-mo, 12 mo.

		Current Average Rent And Current High Rent	Incoming Rents (Former tenant to new tenant)	Turnover Rate
		\$500.00	\$795.00	59%
		\$800.00	\$795.00	0
Incoming rent	795.00			

Other Charges	Included With Rent	Park Charge	Public Utility Charge
Sewer		x	
Water		x	
Trash		x	
Gas/Propane	metered		

MOBILE HOME PARK COMPETITION SURVEY REPORT

Electric Cable	metered		
RV Storage			
Pet Fee			

Amenities

Playground _____ Tennis _____ Sauna _____ Ping Pong _____
 Clubhouse _____ Basketball _____ Laundry _____ Tot Lot _____
 Pool/Adult _____ Spa _____ Teen Club _____ Kids Pool _____
 Pool/Family _____ Horseshoes _____ Volleyball _____ RV Storage _____
 Billiards _____ Library _____ Tetherball _____ Gym _____
 Other _____

Pets Allowed: Yes No _____ How Many _____ Size _____

What Kinds: Dog _____ Cat _____ Other _____

General Comments _____

Overall rating (1/Poor – 5/Superior) _____

MOBILE HOME PARK COMPETITION SURVEY REPORT

Mobile Home Park Name: Granada Mobile Estates Date: Jan 3, 2011

Address: 501 Anita St. City: Chula Vista State: CA Zip: 91911

Nearest Cross Street: _____ Phone: (619) 420-9141

On Site Manager's Name(s): Dolly

Owner: _____ Family/Adult/Senior Park (Circle One)

Management Co.: _____

Age of Park: ____ Total No. Spaces: 200 No. Vacancies: 3 No. Homes for Sale: 3

Rent Control Area: Yes No _____ Explain: _____

Long Term Leases: Yes _____ No _____ Explain (length, terms, etc): mo-mo,

	Current Average Rent And Current High Rent	Incoming Rents (Former tenant to new tenant)	Turnover Rate
	\$600	\$650.00	8.33%
	\$650.00	\$650.00	0
Incoming rent		\$650.00	

Other Charges	Included With Rent	Park Charge	Public Utility Charge
Sewer			
Water			
Trash			
Gas/Propane	metered		
Electric	metered		

MOBILE HOME PARK COMPETITION SURVEY REPORT

Cable			
RV Storage			
Pet Fee			

Amenities

Playground _____ Tennis _____ Sauna _____ Ping Pong _____

Clubhouse x Basketball _____ Laundry _____ Tot Lot _____

Pool/Adult x Spa _____ Teen Club _____ Kids Pool _____

Pool/Family _____ Horseshoes _____ Volleyball _____ RV Storage _____

Billiards _____ Library _____ Tetherball _____ Gym _____

Other _____

Pets Allowed: Yes x No _____ How Many 1 Size _____

What Kinds: Dog _____ Cat _____ Other _____

General Comments _____

Overall rating (1/Poor – 5/Superior) _____

MOBILE HOME PARK COMPETITION SURVEY REPORT

Mobile Home Park Name: Brentwood Mobile Home Park Date: Jan 3, 2011

Address: 1100 Industrial Boulevard City: Chula Vista State: CA Zip: 91911

Nearest Cross Street: _____ Phone: (619) _____ 422-4645

On Site Manager's Name(s): Deborah

Owner: _____ Family/Adult/Senior Park (Circle One)

Management Co.: _____

Age of Park: 1958 Total No. Spaces: 258 No. Vacancies: 0 No. Homes for Sale: 0

Rent Control Area: Yes No _____ Explain: _____

Long Term Leases: Yes _____ No _____ Explain (length, terms, etc): _____

		Current Average Rent And Current High Rent	Incoming Rents (Former tenant to new tenant)	Turnover Rate
		\$586.00	\$675.00	15.18%
		\$	\$675.00	
Incoming rent			\$675.00	

Other Charges	Included With Rent	Park Charge	Public Utility Charge
Sewer			
Water			
Trash			
Gas/Propane	metered		

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MOBILE HOME PARK COMPETITION SURVEY REPORT

Electric Cable	metered		
RV Storage			
Pet Fee			

Amenities

Playground _____ Tennis _____ Sauna _____ Ping Pong _____
 Clubhouse x Basketball _____ Laundry _____ Tot Lot _____
 Pool/Adult x Spa _____ Teen Club _____ Kids Pool _____
 Pool/Family _____ Horseshoes _____ Volleyball _____ RV Storage _____
 Billiards _____ Library _____ Tetherball _____ Gym _____
 Other _____

Pets Allowed: Yes x No _____ How Many _____ Size under 15 lbs
 What Kinds: Dog _____ Cat _____ Other _____

General Comments _____

Overall rating (1/Poor – 5/Superior) _____

MOBILE HOME PARK COMPETITION SURVEY REPORT

Mobile Home Park Name: Hacienda Mobile Estates Date: Jan 3, 2011

Address: 502 Anita St. City: Chula Vista State: CA Zip: 91911

Nearest Cross Street: Anita Phone: (619) 585-1277

On Site Manager's Name(s): Sunny

Owner: _____ Family/Adult/Senior Park (Circle One)

Management Co.: none

Age of Park: 50 yrs Total No. Spaces: 100 No. Vacancies: 1 No. Homes for Sale: 0

Rent Control Area: Yes No Explain: _____

Long Term Leases: Yes _____ No Explain (length, terms, etc): Mo- mo

		Current Average Rent And Current High Rent	Incoming Rents (Former tenant to new tenant)	Turnover Rate
		\$520.00	\$650.90	25.17%
		\$602.00	\$650.90	16.23%
Incoming rent	650.90			

Other Charges	Included With Rent	Park Charge	Public Utility Charge
Sewer			
Water			
Trash			
Gas/Propane	metered		

MOBILE HOME PARK COMPETITION SURVEY REPORT

Electric Cable	metered		
RV Storage			
Pet Fee			

Amenities

Playground _____ Tennis _____ Sauna _____ Ping Pong _____
 Clubhouse _____ Basketball _____ Laundry _____ Tot Lot _____
 Pool/Adult _____ Spa _____ Teen Club _____ Kids Pool _____
 Pool/Family _____ Horseshoes _____ Volleyball _____ RV Storage _____
 Billiards _____ Library _____ Tetherball _____ Gym _____

Other _____

Pets Allowed: Yes No _____ How Many 1 Size _____

What Kinds: Dog _____ Cat _____ Other _____

General Comments _____

Overall rating (1/Poor – 5/Superior) _____

MOBILE HOME PARK COMPETITION SURVEY REPORT

Mobile Home Park Name: Rancho Chula Vista Date: Jan 3, 2011

Address: 1011 Beyer Way City: San Diego State: CA Zip: 92154

Nearest Cross Street: Anita Phone: (619) 690-1059

On Site Manager's Name(s): _____

Owner: Private Owned- Family/Adult/Senior Park (Circle One)

Management Co.: none

Age of Park: 1970 Total No. Spaces: 127 No. Vacancies: 1 No. Homes for Sale: 0

Rent Control Area: Yes No Explain: _____

Long Term Leases: Yes No Explain (length, terms, etc): 1 year

Coach Size	How Many	Current Low Rent	Current High Rent	Turnover Rate
Single	varies	\$602.00	\$720.00	
Double	varies	\$602.00-	\$720.00	
Triple				

Other Charges	Included With Rent	Park Charge	Public Utility Charge
Sewer		x	
Water		x	
Trash		x	
Gas/Propane	metered		
Electric	metered		

MOBILE HOME PARK COMPETITION SURVEY REPORT

Cable			
RV Storage			
Pet Fee			

Amenities

Playground _____ Tennis _____ Sauna _____ Ping Pong _____
 Clubhouse x Basketball _____ Laundry x Tot Lot _____
 Pool/Adult _____ Spa _____ Teen Club _____ Kids Pool _____
 Pool/Family x Horseshoes _____ Volleyball _____ RV Storage _____
 Billiards x Library _____ Tetherball _____ Gym _____
 Other _____

Pets Allowed: Yes x No _____ How Many 1 Size 40 lbs

What Kinds: Dog x Cat x Other _____

General Comments _____

Overall rating (1/Poor – 5/Superior) _____

MOBILE HOME PARK COMPETITION SURVEY REPORT

Mobile Home Park Name: Bayside Palms Mobile Estates Date: Jan 3, 2011

Address: 1600 Palm Avenue City: San Diego State: CA Zip: 92154

Nearest Cross Street: _____ Phone: (619)

On Site Manager's Name(s): Alice

Owner: Private Owned- George Loustalet Family/Adult/Senior Park
(Circle One)

Management Co.: none

Age of Park: 1950 Total No. Spaces: 106 No. Vacancies: 0 No. Homes for Sale: 0

Rent Control Area: Yes _____ No x Explain: _____

Long Term Leases: Yes _____ No x Explain (length, terms, etc): _____

Coach Size	How Many	Current Low Rent	Current High Rent	Turnover Rate
Single	varies	\$497.22	\$551.33	
Double	varies	\$497.22	\$551.33	
Triple				

Other Charges	Included With Rent	Park Charge	Public Utility Charge
Sewer		x	
Water		x	
Trash		x	
Gas/Propane	metered		

MOBILE HOME PARK COMPETITION SURVEY REPORT

Electric Cable	metered		Cable not included
RV Storage			
Pet Fee			

Amenities

Playground _____ Tennis _____ Sauna _____ Ping Pong _____
 Clubhouse _____ Basketball _____ Laundry _____ Tot Lot _____
 Pool/Adult _____ Spa _____ Teen Club _____ Kids Pool _____
 Pool/Family _____ Horseshoes _____ Volleyball _____ RV Storage _____
 Billiards _____ Library _____ Tetherball _____ Gym _____
 Other _____

Pets Allowed: Yes No _____ How Many 1 Size small
 What Kinds: Dog Cat Other _____

General Comments last rent increase was July 2010 - 3% increase there is one park owned rental for \$850.00 month

Overall rating (1/Poor – 5/Superior) _____

MOBILE HOME PARK COMPETITION SURVEY REPORT

Mobile Home Park Name: Imperial Sands Mobile Park LLC Date: Jan 3, 2011

Address: 1810 Palm Ave City: San Diego State: CA Zip: 92154

Nearest Cross Street: _____ Phone: (619) 423-0742

On Site Manager's Name(s): Barbara/ Annabell

Owner: Private Owned Family/Adult/Senior Park (Circle One)

Management Co.: none

Age of Park: 1969 Total No. Spaces: 335 No. Vacancies: 1 No. Homes for Sale: 0

Rent Control Area: Yes _____ No x Explain: _____

Long Term Leases: Yes _____ No x Explain (length, terms, etc): RV Park 7 month lease term Mobile Home Park month to month

Coach Size	How Many	Current Low Rent	Current High Rent	Turnover Rate
Single	varies	\$420.00	\$480 manager said that owner does a rent increase every two years last increase was \$30.00 two years ago.	
Double	varies	\$420.00	\$480	
Triple				

Other Charges	Included With Rent	Park Charge	Public Utility Charge
Sewer		x	
Water		x	

MOBILE HOME PARK COMPETITION SURVEY REPORT

Trash		x	
Gas/Propane	metered		
Electric Cable	metered		Cable not included
RV Storage			
Pet Fee	\$25		

Amenities

Playground Tennis _____ Sauna _____ Ping Pong _____
 Clubhouse Basketball _____ Laundry Tot Lot _____
 Pool/Adult Spa Teen Club _____ Kids Pool _____
 Pool/Family Horseshoes _____ Volleyball _____ RV Storage _____
 Billiards _____ Library _____ Tetherball _____ Gym _____
 Other _____

Pets Allowed: Yes No _____ How Many _____ Size small
 What Kinds: Dog Cat Other _____

General Comments _____

Overall rating (1/Poor – 5/Superior) _____



Dan McAllister

San Diego County Treasurer-Tax Collector



1 TOLL FREE: (877) 829-4732

2 PAY ONLINE: www.sdtreastax.com

3 TAX BILL YEAR
2010-2011

For Fiscal Year Beginning July 1, 2010 and Ending June 30, 2011

4 PROPERTY ADDRESS - DESCRIPTION - SUBDIVISION

00000 ANITA ST
DOC203218REC70 IN LOT 7
WALMERS SUB

5 MAP NO: 000729
6 DESCRIPTION: LAND \$ 75869
IMPROVEMENTS \$ 75869

7 DOCUMENT NO: 813359
8 DOCUMENT DATE: 12/18/92

9 OWNER OF RECORD ON JANUARY 1, 2010: NOLTING HARRY & HORTENSE M TRUST O 4 11 80 AND VESSELL ROBERT H & CARM EN J TRS ET AL

CURRENT OWNER: NOLTING HARRY & HORTENSE M TRUST
04-11-80 ET AL
C/O LES FRAM ENTERPRISES
725 5TH ST #4
HERMOSA BEACH CA 90254

SPECIAL MESSAGES

10-BON
5610
ENTERED

OWNER MESSAGES

Z90254 247187 03715 1/1

10 PARCEL / BILL NO.	11 TAX RATE AREA	12 CORTAC NO.	13 1st Installment 11/1/10	14 2nd Installment 2/1/11	15 TOTAL DUE
622-041-19-00	01150		9768.19	9768.19	19536.38

16 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT
1% TAX ON NET VALUE		1.00000	758.69
VOTER APPROVED BONDS:			
ELEMENTARY SCHOOL	NET	0.02611	19.81
HIGH SCHOOL	NET	0.05517	41.86
COMMUNITY COLLEGE	NET	0.03635	27.58
METRO WATER DISTRICT	NET	0.00370	2.80
TOTAL ON NET VALUE		1.12133	850.74
FIXED CHARGE ASSMTS:			
MOSQUITO SURVEILLANCE	PHONE #		
VECTOR DISEASE CTRL	800-273-5167		2.28
SEWER SERVICE CHARGE	800-273-5167		9.10
MWD WTR STANDBY CHRG	619-476-5380		18645.66
CWA WTR AVAILABILITY	866-807-6864		15.30
	858-522-6900		13.30

17 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT
TOTAL AMOUNT			19536.38

RECEIVED
OCT - 6 2010
NEWPORT PACIFIC CAPITAL

23L (Rev 8/10)

DETACH HERE

TO PAY 2nd INSTALLMENT, SEND THIS STUB WITH YOUR PAYMENT
WRITE YOUR PARCEL NO. ON YOUR CHECK
PLEASE SEPARATE AND INCLUDE BOTH STUBS IF PAYING BOTH INSTALLMENTS

SAN DIEGO COUNTY 2010-2011 SECURED PROPERTY TAX

For Fiscal Year July 1, 2010 thru June 30, 2011

18 PARCEL / BILL NO.	19 TAX RATE AREA	20 CORTAC NO.	21 DUE DATE	22 DELINQUENT AFTER	23 TO PAY BOTH INSTALLMENTS BY DEC. 10
622 041 19 00	01150		02-01-11	04-10-11	19536.38



ST23

Dan McAllister
San Diego County Treasurer-Tax Collector

Pay Online
www.sdtreastax.com

Second Installment
DUE FEBRUARY 1, 2011

2

NOLTING HARRY & HORTENSE M TRUST
04-11-80 ET AL
C/O LES FRAM ENTERPRISES
725 5TH ST #4
HERMOSA BEACH CA 90254

Make checks payable to:
SAN DIEGO COUNTY
TREASURER-TAX COLLECTOR
P.O. BOX 129009
San Diego, California 92112

24 LATE PAYMENT
WITH PENALTIES IF PAID
AFTER APRIL 10, 2011
\$ 10755.00

\$ 9768.19
PAY THIS AMOUNT

4-1-2011

Address Change

0200097681962204119002000976819622041190077 dd

DETACH HERE

DETACH HERE

36



Dan McAllister
San Diego County Treasurer-Tax Collector

1 TOLL FREE: **(877) 829-4732**
2 PAY ONLINE: **www.sdtreastax.com**

3 TAX BILL YEAR
2010-2011

For Fiscal Year Beginning July 1, 2010 and Ending June 30, 2011

CURRENT OWNER
NOLTING HARRY & HORTENSE M TRUST
04-11-80 ET AL
C/O LES FRAME ENTERPRISES
725 5TH ST #4
HERMOSA BEACH CA 90254

SPECIAL MESSAGES

OWNER MESSAGES

10 Bon 5610
ENTERED

4 PROPERTY ADDRESS - DESCRIPTION - SUBDIVISION

00000 ANITA ST
N 349.5 FT OF E 1/2 LOT 10
WALMERS SUB

5 MAP NO. 000729

7 DOCUMENT NO. 813359

8 DOCUMENT DATE 12/18/92

6 DESCRIPTION	VALUES & EXEMPTIONS
LAND IMPROVEMENTS	\$ 151946
TOTAL L&I	151946
PERSONAL PROPERTY EXEMPTIONS	
HOMEOWNERS OTHER	\$
NET TAXABLE VALUE	151946

9 OWNER OF RECORD ON JANUARY 1, 2010
NOLTING HARRY & HORTENSE M TRUST O
4 11 80 AND VESSELL ROBERT H & CARM
EN J TRS ET AL

D12876 247245 08260 1/2

10 PARCEL / BILL NO	11 TAX RATE AREA	12 CORTAC NO	13 1st Installment 11/1/10	14 2nd Installment 2/1/11	15 TOTAL DUE
622-082-06-00	01150		890.97 +	890.97 =	1781.94

16 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT
1% TAX ON NET VALUE		1.00000	1519.46
VOTER APPROVED BONDS:			
ELEMENTARY SCHOOL	NET	0.02611	39.67
HIGH SCHOOL	NET	0.05517	83.82
COMMUNITY COLLEGE	NET	0.03635	55.23
METRO WATER DISTRICT	NET	0.00370	5.62
TOTAL ON NET VALUE		1.12133	1703.80
FIXED CHARGE ASSMTS:			
MOSQUITO SURVEILLANCE	PHONE #		
VECTOR DISEASE CTRL	800-273-5167		2.28
MWD WTR STANDBY CHRG	866-807-6864		30.84
CWA WTR AVAILABILITY	858-522-6900		26.80
TOTAL AMOUNT			1781.94

17 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT

23L (REV 8/10)

TO PAY 2nd INSTALLMENT, SEND THIS STUB WITH YOUR PAYMENT
WRITE YOUR PARCEL NO. ON YOUR CHECK
PLEASE SEPARATE AND INCLUDE BOTH STUBS IF PAYING BOTH INSTALLMENTS

SAN DIEGO COUNTY 2010-2011 SECURED PROPERTY TAX
For Fiscal Year July 1, 2010 thru June 30, 2011

18 PARCEL / BILL NO	19 TAX RATE AREA	20 CORTAC NO	21 DUE DATE	22 DELINQUENT AFTER	23 TO PAY BOTH INSTALLMENTS BY DEC. 10
622 082 06 00	01150		02-01-11	04-10-11	1781.94



ST23

NOLTING HARRY & HORTENSE M TRUST
04-11-80 ET AL
C/O LES FRAME ENTERPRISES
725 5TH ST #4
HERMOSA BEACH CA 90254

Dan McAllister
San Diego County Treasurer-Tax Collector
Pay Online
www.sdtreastax.com

Second Installment
DUE FEBRUARY 1, 2011 **2**

Make checks payable to:
SAN DIEGO COUNTY
TREASURER-TAX COLLECTOR
P.O. BOX 129009
San Diego, California 92112

\$ 890.97
PAY THIS AMOUNT

24 LATE PAYMENT WITH PENALTIES IF PAID AFTER APRIL 10, 2011
\$ 990.06

Address Change

4-1-2011

0200008909762208206002000089097622082060092 HH

DETACH HERE

DETACH HERE

37



Dan McAllister
San Diego County Treasurer-Tax Collector

1 TOLL FREE: **(877) 829-4732**

2 PAY ONLINE: **www.sdtreastax.com**

3 TAX BILL YEAR
2010-2011

For Fiscal Year Beginning July 1, 2010 and Ending June 30, 2011

4 PROPERTY ADDRESS - DESCRIPTION - SUBDIVISION

00000 ANITA ST
/EXC RS 27/ S 302.5 FT OF E 1/2 LOT 10
WALMERS SUB

5 MAP NO. 6 DESCRIPTION VALUES & EXEMPTIONS

000729	LAND	\$	113996
	IMPROVEMENTS		
	TOTAL L&I		113996
813359	PERSONAL PROPERTY EXEMPTIONS		
	HOMEOWNERS	\$	
	OTHER		
	NET TAXABLE VALUE		113996

9 OWNER OF RECORD ON JANUARY 1, 2010
NOLTING HARRY&HORTENSE M TRUST O
4 11 80 AND VESSELL ROBERT H&CARM
EN J TRS ET AL

CURRENT OWNER
NOLTING HARRY&HORTENSE M TRUST
04-11-80 ET AL
C/O LES FRAME ENTERPRISES
725 5TH ST #4
HERMOSA BEACH CA 90254

SPECIAL MESSAGES

OWNER MESSAGES

ENTERED

10
BON
5610

D12876 247245 08261 2/2

10 PARCEL / BILL NO.	11 TAX RATE AREA	12 CORTAC NO.	13 1st Installment 11/1/10	14 2nd Installment 2/1/11	15 TOTAL DUE
622-082-09-00	01150		669.90	669.90	1339.80

16 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT
1% TAX ON NET VALUE		1.00000	1139.96
VOTER APPROVED BONDS:			
ELEMENTARY SCHOOL	NET	0.02611	29.77
HIGH SCHOOL	NET	0.05517	62.89
COMMUNITY COLLEGE	NET	0.03635	41.43
METRO WATER DISTRICT	NET	0.00370	4.21
TOTAL ON NET VALUE		1.12133	1278.26
FIXED CHARGE ASSMTS:			
MOSQUITO SURVEILLANCE	PHONE #		
VECTOR DISEASE CTRL	800-273-5167		2.28
MWD WTR STANDBY CHRG	866-807-6864		14.32
CWA WTR AVAILABILITY	858-522-6900		24.04
TOTAL AMOUNT			1339.80

17 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT

TAX BILL

DETACH HERE

DETACH HERE

TO PAY 2nd INSTALLMENT, SEND THIS STUB WITH YOUR PAYMENT
WRITE YOUR PARCEL NO. ON YOUR CHECK
PLEASE SEPARATE AND INCLUDE BOTH STUBS IF PAYING BOTH INSTALLMENTS

SAN DIEGO COUNTY 2010-2011 SECURED PROPERTY TAX
For Fiscal Year July 1, 2010 thru June 30, 2011

18 PARCEL / BILL NO.	19 TAX RATE AREA	20 CORTAC NO.	21 DUE DATE	22 DELINQUENT AFTER	23 TO PAY BOTH INSTALLMENTS BY DEC 10
622 082 09 00	01150		02-01-11	04-10-11	1339.80



ST23

NOLTING HARRY&HORTENSE M TRUST
04-11-80 ET AL
C/O LES FRAME ENTERPRISES
725 5TH ST #4
HERMOSA BEACH CA 90254

Dan McAllister
San Diego County Treasurer-Tax Collector
Pay Online
www.sdtreastax.com

Second Installment
DUE FEBRUARY 1, 2011

2

\$ 669.90
PAY THIS AMOUNT

24 LATE PAYMENT WITH PENALTIES IF PAID AFTER APRIL 10, 2011
\$ 746.89

Make checks payable to:
SAN DIEGO COUNTY
TREASURER-TAX COLLECTOR
P.O. BOX 129009
San Diego, California 92112

Address Change

0200006699062208209002000066990622082090099 HH

DETACH HERE

DETACH HERE

4-1-2011

38



Dan McAllister
San Diego County Treasurer-Tax Collector

1 TOLL FREE: **(877) 829-4732**
2 PAY ONLINE: **www.sdtreastax.com**

3 TAX BILL YEAR
2010-2011

For Fiscal Year Beginning July 1, 2010 and Ending June 30, 2011

4 PROPERTY ADDRESS - DESCRIPTION - SUBDIVISION
00600 ANITA ST
(EX ST WID)DOC203218REC70 IN LOT 11
WALMERS SUB

CURRENT OWNER
**RANCHO BONITA MOBILE HOME PARK L
L C ET AL
C/O ROBERT H VESSELL JR
14 YORKTOWN
IRVINE CA 92620**

SPECIAL MESSAGES

OWNER MESSAGES

10 BON
ENTERED 6/10

5 MAP NO.	6 DESCRIPTION	VALUES & EXEMPTIONS
000729	LAND IMPROVEMENTS	\$ 265961
	TOTAL L&I	531765
	PERSONAL PROPERTY EXEMPTIONS	797726
	HOMEOWNERS OTHER	\$
	NET TAXABLE VALUE	797726

9 OWNER OF RECORD ON JANUARY 1, 2010
**RANCHO BONITA MOBILE HOME PARK L
L C ET AL**

292620 247188 04115 1/1

10 PARCEL / BILL NO.	11 TAX RATE AREA	12 CORTAG NO.	13 1st Installment 11/1/10	14 2nd Installment 2/1/11	15 TOTAL DUE
622-091-24-00	01150		4541.81	+	4541.81 = 9083.62

16 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT
1% TAX ON NET VALUE		1.00000	7977.26
VOTER APPROVED BONDS:			
ELEMENTARY SCHOOL	NET	0.02611	208.29
HIGH SCHOOL	NET	0.05517	440.11
COMMUNITY COLLEGE	NET	0.03635	289.97
METRO WATER DISTRICT	NET	0.00370	29.51
TOTAL ON NET VALUE		1.12133	8945.14
FIXED CHARGE ASSMTS:			
MOSQUITO SURVEILLANCE	PHONE #		2.28
VECTOR DISEASE CTRL	800-273-5167		32.54
MWD WTR STANDBY CHRG	866-807-6864		55.46
CWA WTR AVAILABILITY	858-522-6900		48.20
TOTAL AMOUNT			9083.62

17 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT

TAX BILL

DETACH HERE →

TO PAY 2nd INSTALLMENT, SEND THIS STUB WITH YOUR PAYMENT
WRITE YOUR PARCEL NO. ON YOUR CHECK
PLEASE SEPARATE AND INCLUDE BOTH STUBS IF PAYING BOTH INSTALLMENTS

SAN DIEGO COUNTY 2010-2011 SECURED PROPERTY TAX
For Fiscal Year July 1, 2010 thru June 30, 2011

10 PARCEL / BILL NO.	11 TAX RATE AREA	20 CORTAG NO.	21 DUE DATE	22 DELINQUENT AFTER	23 TO PAY BOTH INSTALLMENTS BY DEC 10
622 091 24 00	01150		02-01-11	04-10-11	9083.62



ST23

RANCHO BONITA MOBILE HOME PARK L
L C ET AL
C/O ROBERT H VESSELL JR
14 YORKTOWN
IRVINE CA 92620

24 LATE PAYMENT WITH PENALTIES IF PAID AFTER APRIL 10, 2011
\$ 5005.99

Dan McAllister
San Diego County Treasurer-Tax Collector
Pay Online
www.sdtreastax.com

Make checks payable to:
SAN DIEGO COUNTY
TREASURER-TAX COLLECTOR
P.O. BOX 129009
San Diego, California 92112

Second Installment
DUE FEBRUARY 1, 2011

2
\$ 4541.81
PAY THIS AMOUNT

Address Change

0200045418162209124002000454181622091240059 HH

DETACH HERE →

DETACH HERE →

4-1-2011
39



Dan McAllister

San Diego County Treasurer-Tax Collector



1 TOLL FREE: **(877) 829-4732**
 2 PAY ONLINE: **www.sdtreastax.com**

3 TAX BILL YEAR:
2010-2011

For Fiscal Year Beginning July 1, 2010 and Ending June 30, 2011

4 PROPERTY ADDRESS - DESCRIPTION - SUBDIVISION

00000 BROADWAY
 DOC90-479457 IN LOT 7&IN LOT 11
 WALMERS SUB

CURRENT OWNER: **VESSELL ROBERT H&CARMEN J TRUST**
 12-14-79 ET AL
 14 YORKTOWN
 IRVINE CA 92620

SPECIAL MESSAGES

10
 Bon
 5610

ENTERED

5 MAP NO.	6 DESCRIPTION	VALUES & EXEMPTIONS
000729	LAND IMPROVEMENTS	\$ 3568
	TOTAL L&I EXEMPTIONS	3568
	HOMEOWNERS OTHER	\$
	NET TAXABLE VALUE	3568

9 OWNER OF RECORD ON JANUARY 1, 2010: **VESSELL ROBERT H&CARMEN J TRUST**
 12 14 79 ET AL

Z92620 247188 04116 1/1

10 PARCEL / BILL NO.	11 TAX RATE AREA	12 CORTAC NO.	13 1st Installment 11/1/10	14 2nd Installment 2/1/11	15 TOTAL DUE
622-091-39-00	01231		32.66	32.66	65.32

16 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT
1% TAX ON NET VALUE		1.00000	35.68
VOTER APPROVED BONDS:			
ELEMENTARY SCHOOL	NET 0.02611		.94
HIGH SCHOOL	NET 0.05517		1.96
COMMUNITY COLLEGE	NET 0.03635		1.29
METRO WATER DISTRICT	NET 0.00370		.13
TOTAL ON NET VALUE	1.12133		40.00
FIXED CHARGE ASSMTS:			
MOSQUITO SURVEILLANCE	PHONE # 800-273-5167		2.28
VECTOR DISEASE CTRL	800-273-5167		1.54
MWD WTR STANDBY CHRGR	866-807-8864		11.50
CWA WTR AVAILABILITY	858-522-6900		10.00
TOTAL AMOUNT			65.32

17 YOUR TAX DISTRIBUTION

AGENCY	BASE	RATE	TAX AMOUNT
 TAX BILL DETACH HERE			

23L (Rev 8/10)

TO PAY 2nd INSTALLMENT, SEND THIS STUB WITH YOUR PAYMENT
 WRITE YOUR PARCEL NO. ON YOUR CHECK
 PLEASE SEPARATE AND INCLUDE BOTH STUBS IF PAYING BOTH INSTALLMENTS

SAN DIEGO COUNTY 2010-2011 SECURED PROPERTY TAX

For Fiscal Year July 1, 2010 thru June 30, 2011

18 PARCEL / BILL NO.	19 TAX RATE AREA	20 CORTAC NO.	21 DUE DATE	22 DELINQUENT AFTER	23 TO PAY BOTH INSTALLMENTS BY DEC. 10
622 091 39 00	01231		02-01-11	04-10-11	65.32



ST23

Dan McAllister
 San Diego County Treasurer-Tax Collector

Pay Online
www.sdtreastax.com

Second Installment
 DUE FEBRUARY 1, 2011 **2**

VESSELL ROBERT H&CARMEN J TRUST
 12-14-79 ET AL
 14 YORKTOWN
 IRVINE CA 92620

Make checks payable to:
 SAN DIEGO COUNTY
 TREASURER-TAX COLLECTOR
 P.O. BOX 129009
 San Diego, California 92112

\$ 32.66
 PAY THIS AMOUNT

24 LATE PAYMENT WITH PENALTIES IF PAID AFTER APRIL 10, 2011
\$ 45.92

4-1-2011

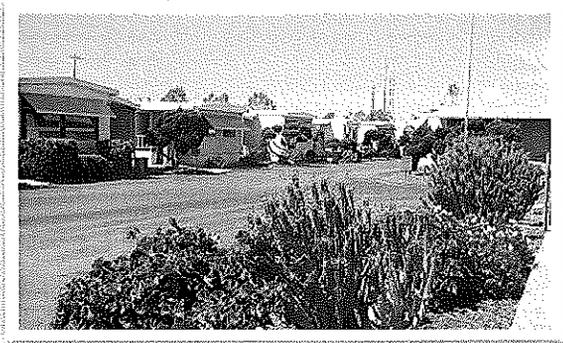
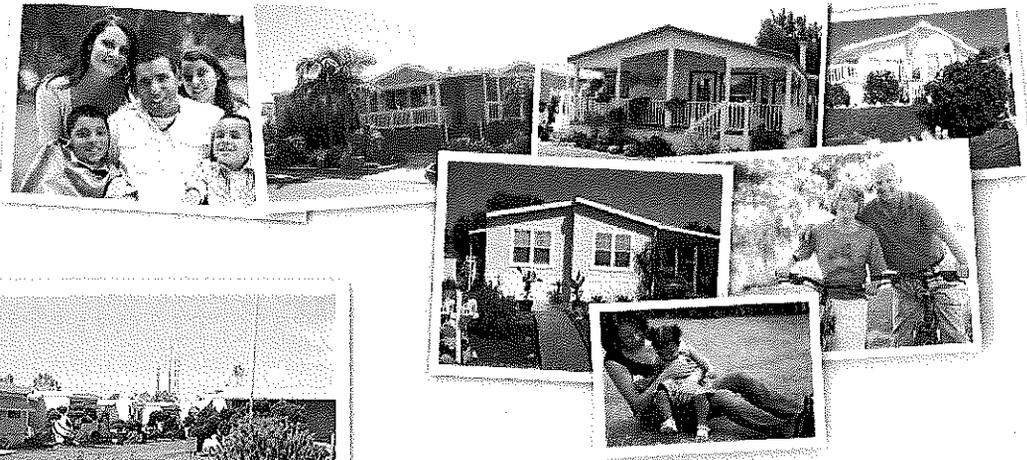
Address Change

0200000326662209139002000003266622091390032

DETACH HERE

DETACH HERE

40



Rancho Bonita

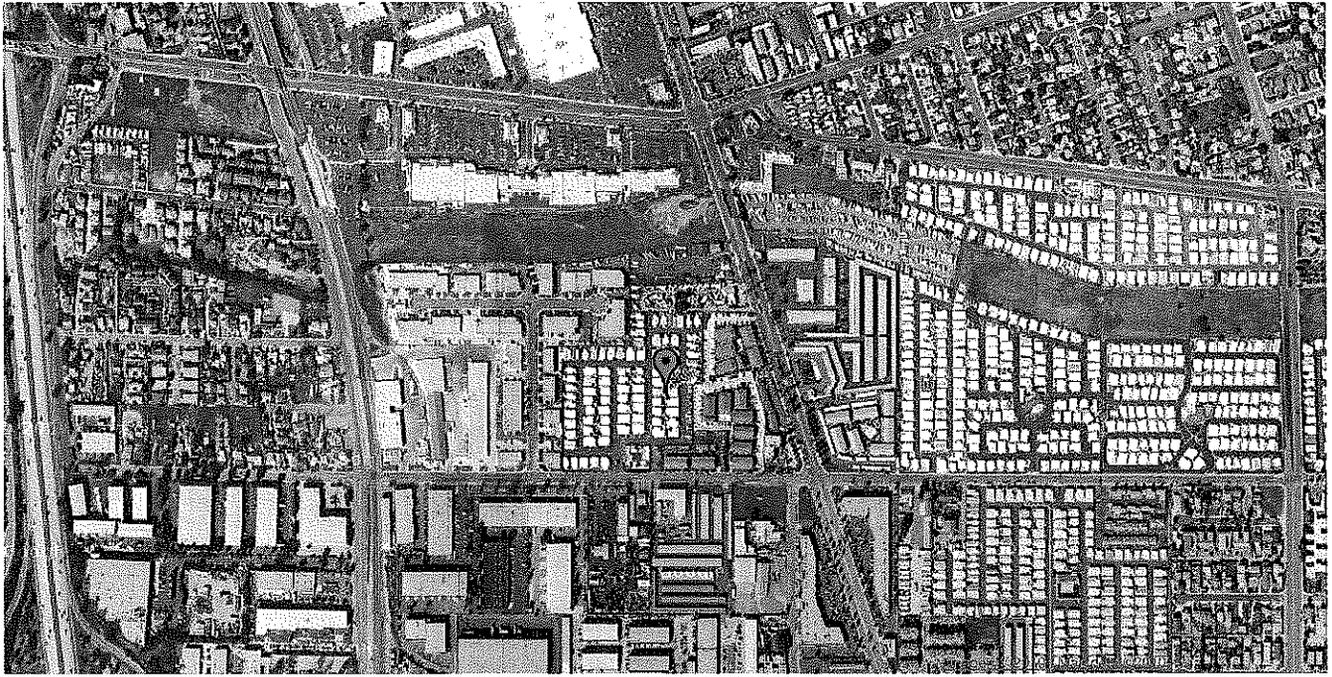
600 Anita St.
 Chula Vista, California 91911
 Phone: (619) 426-2622
 Fax: (619) 426-2333
 Email: ranchobonita@newportpacific.com

contact us

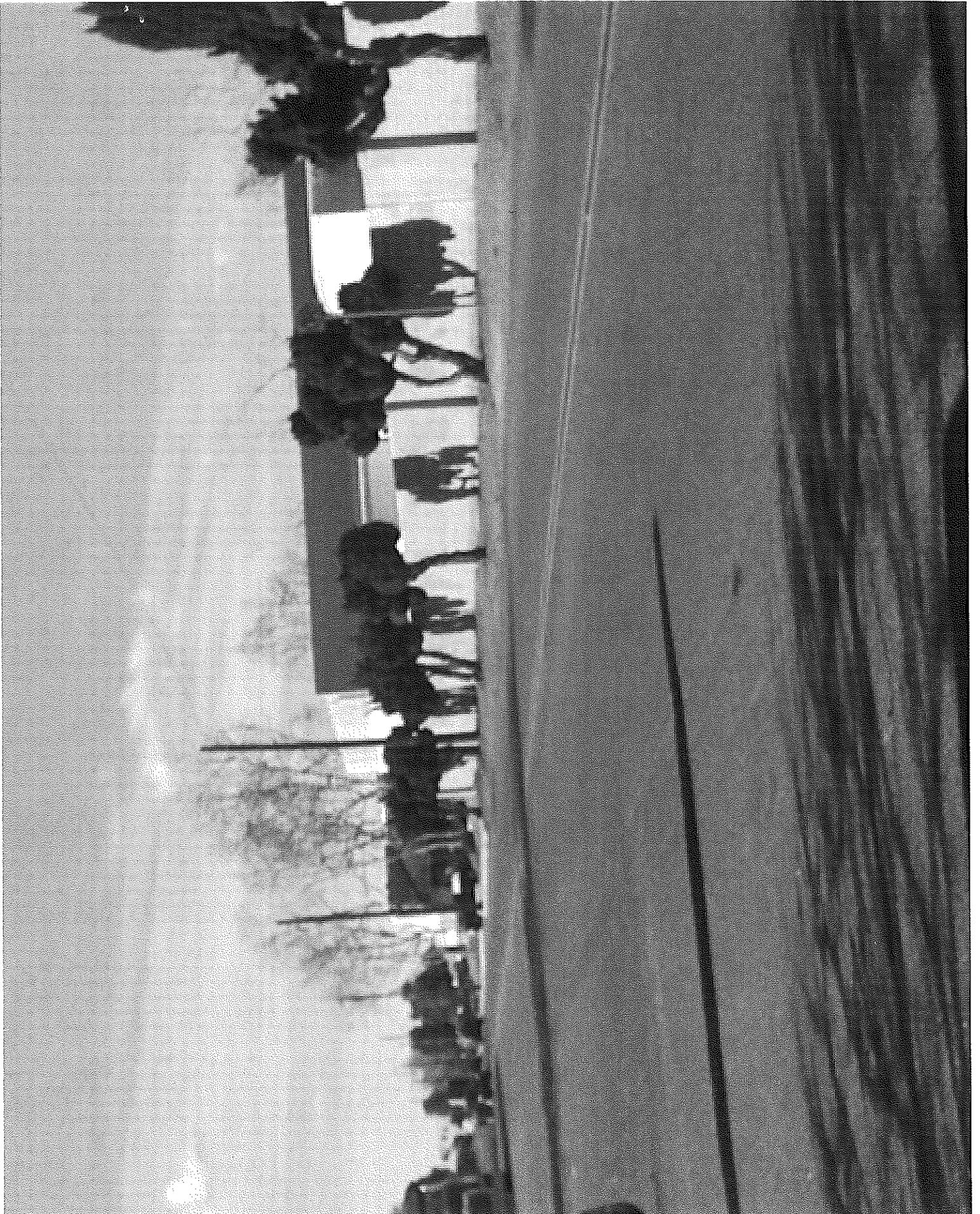
Rancho Bonita is a clean, friendly all-age community located in Chula Vista, California. Chula Vista means "beautiful view" in Spanish and, indeed, the city lives up to its name. Located just seven miles from downtown San Diego and seven miles from the Mexican border, the city is at the center of one of the richest economic and culturally diverse zones in the United States.

- Amenities:
- Swimming pool
 - Clubhouse with full kitchen
 - Library
 - Billiard room
 - Laundry facility



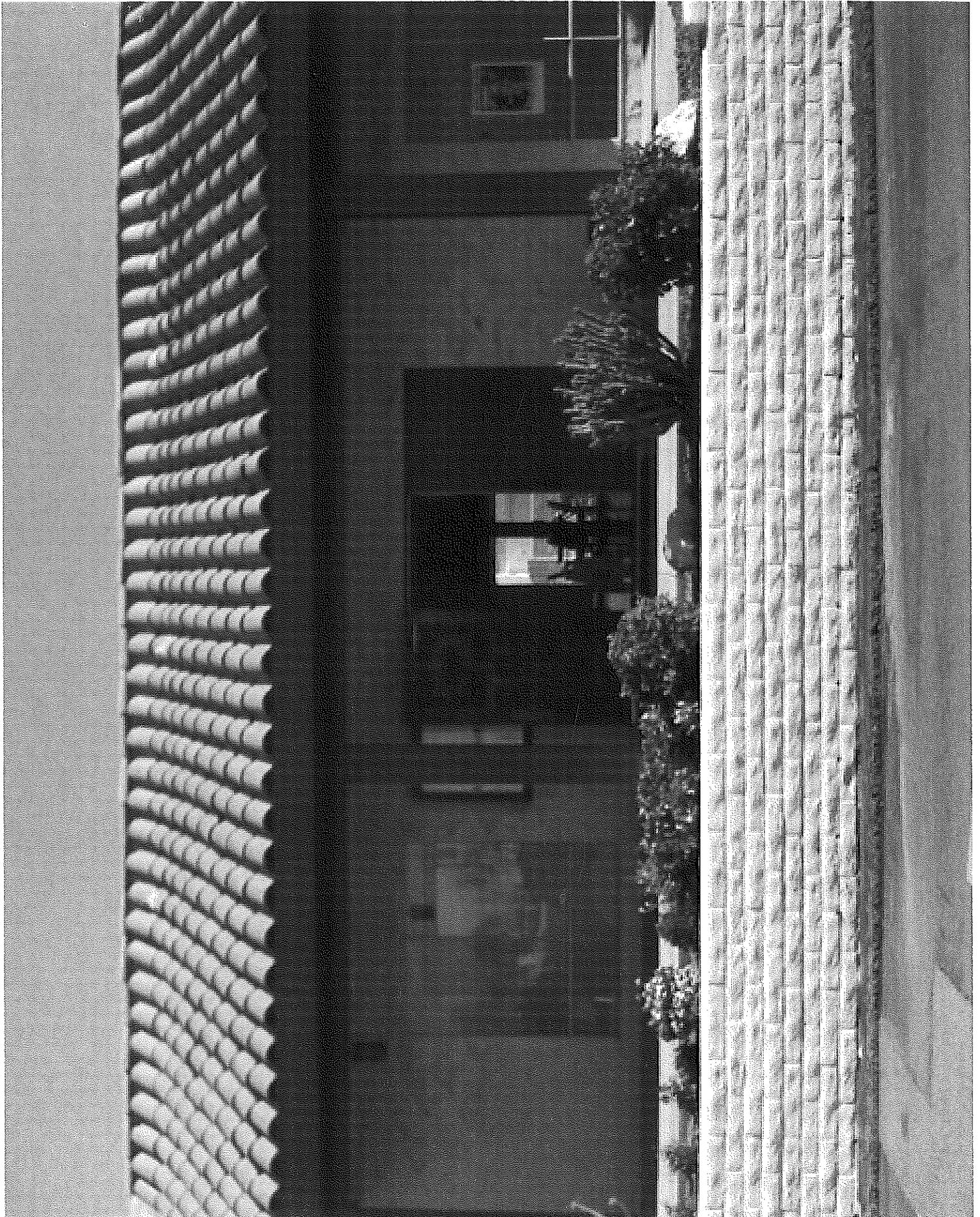


42





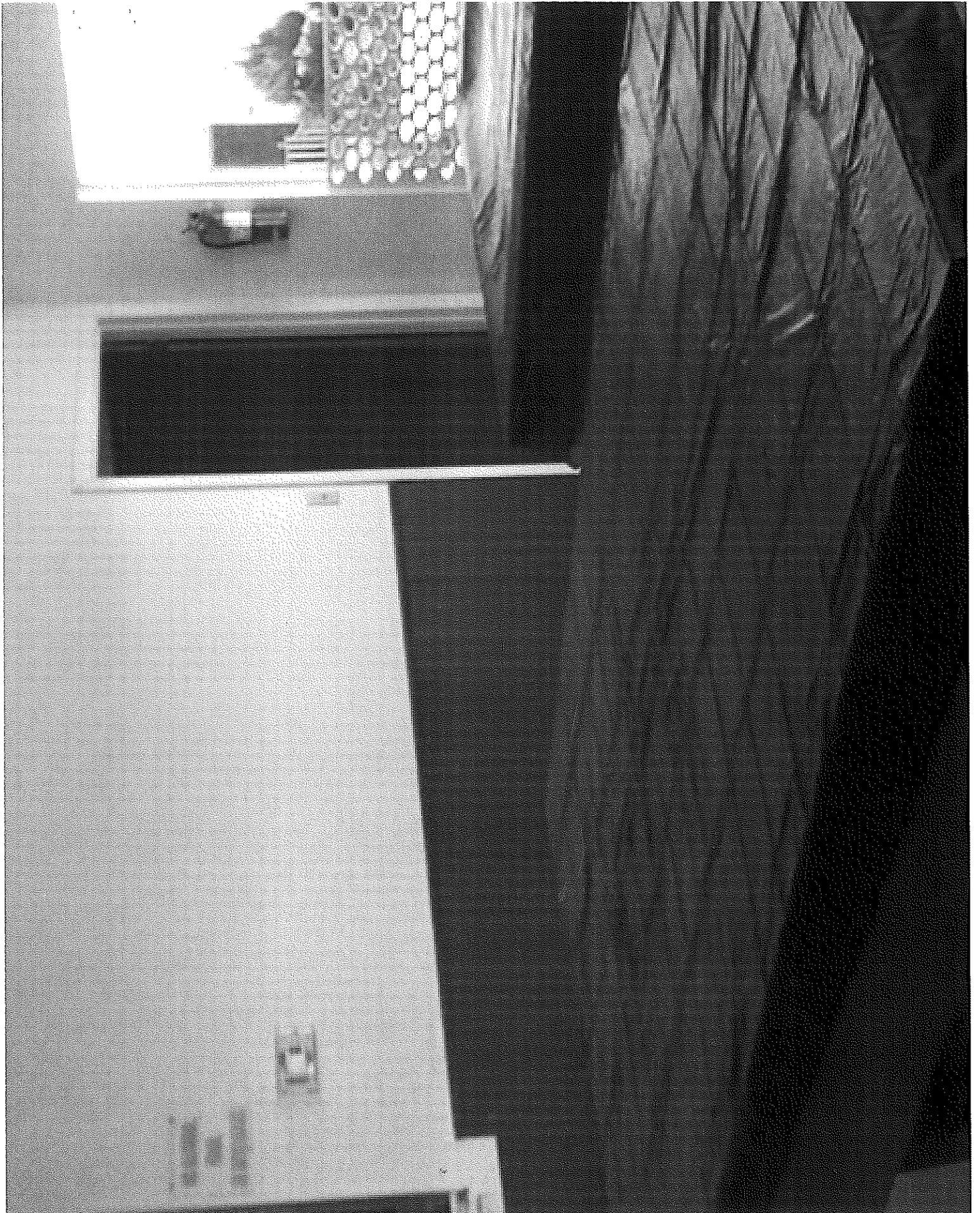




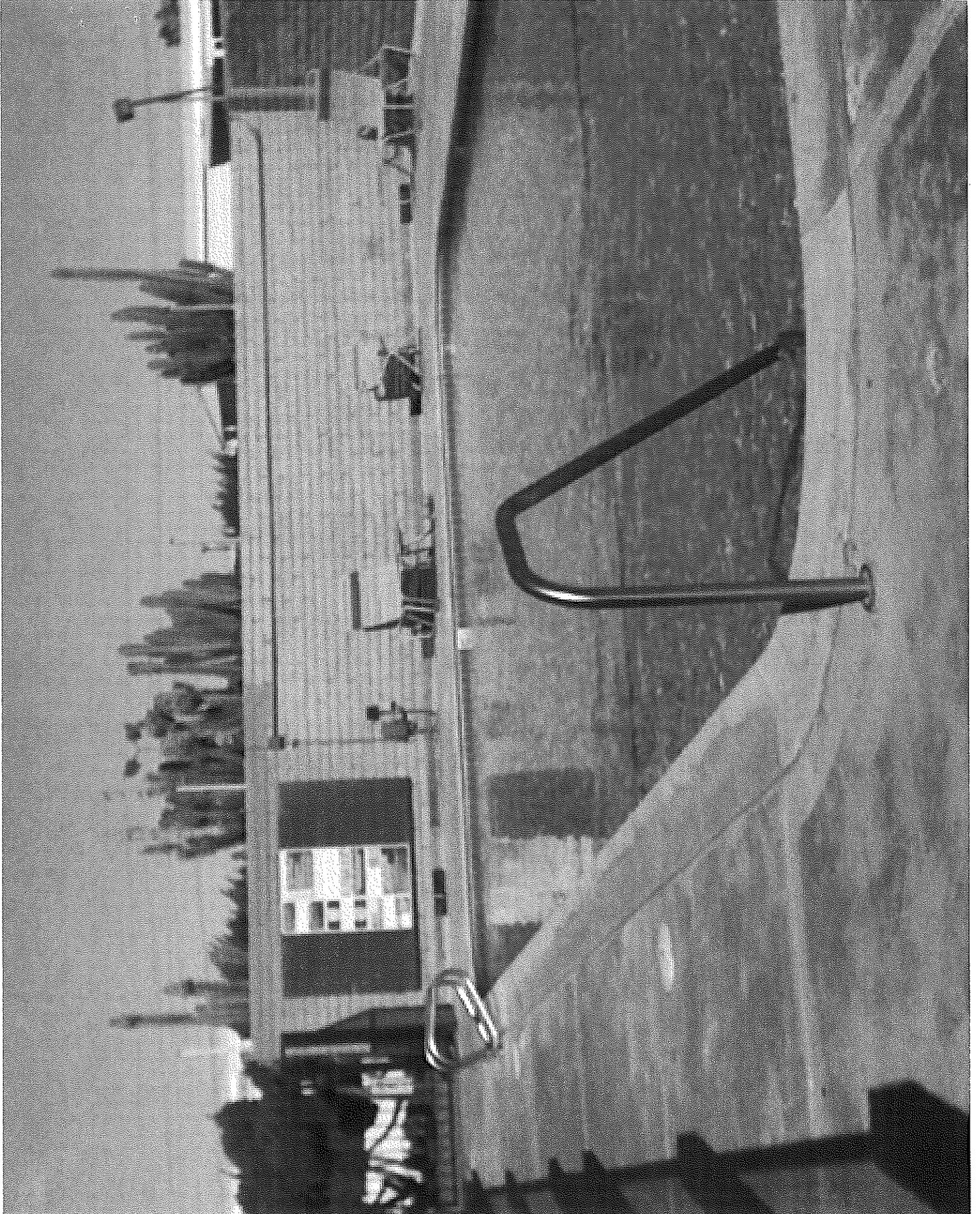


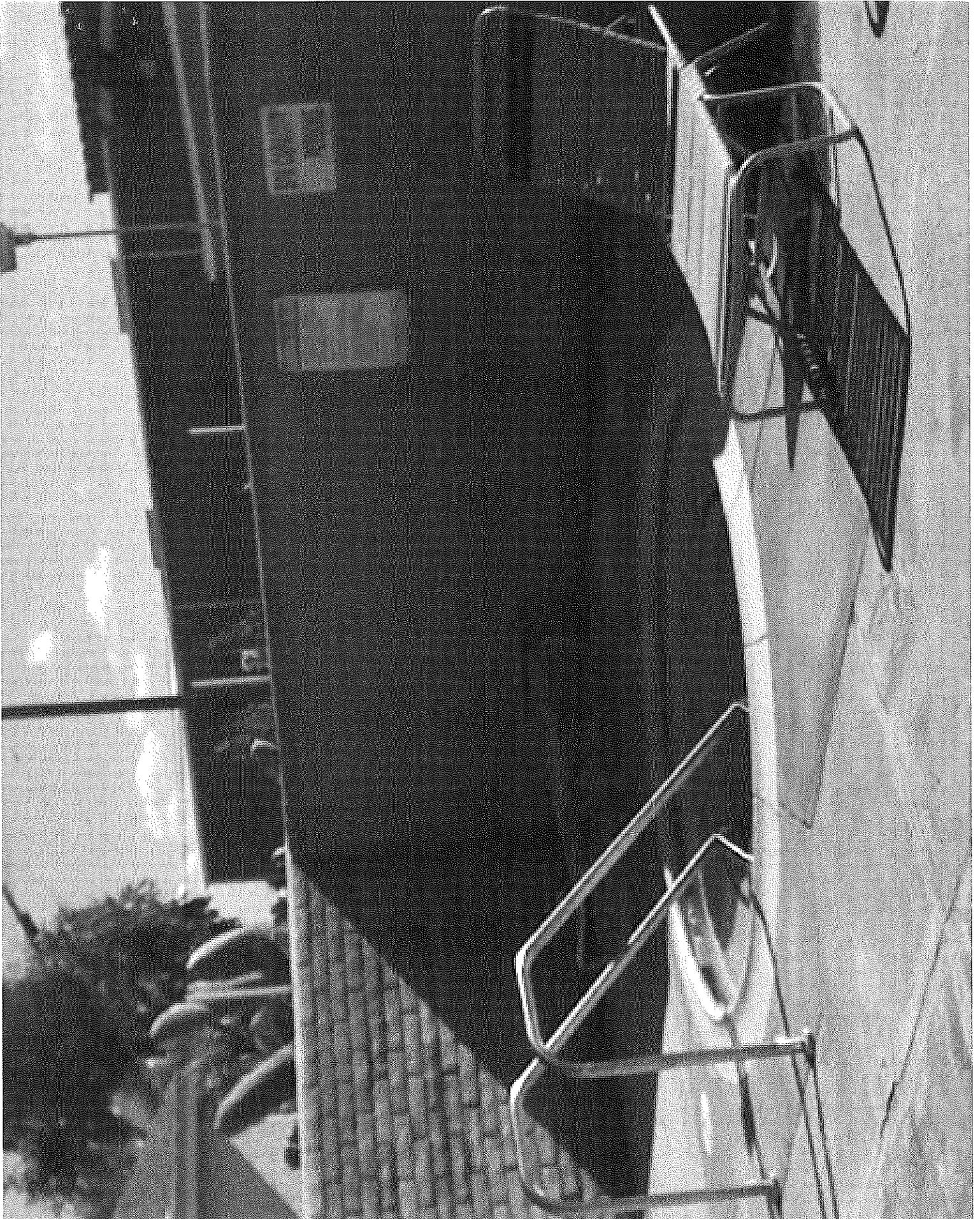


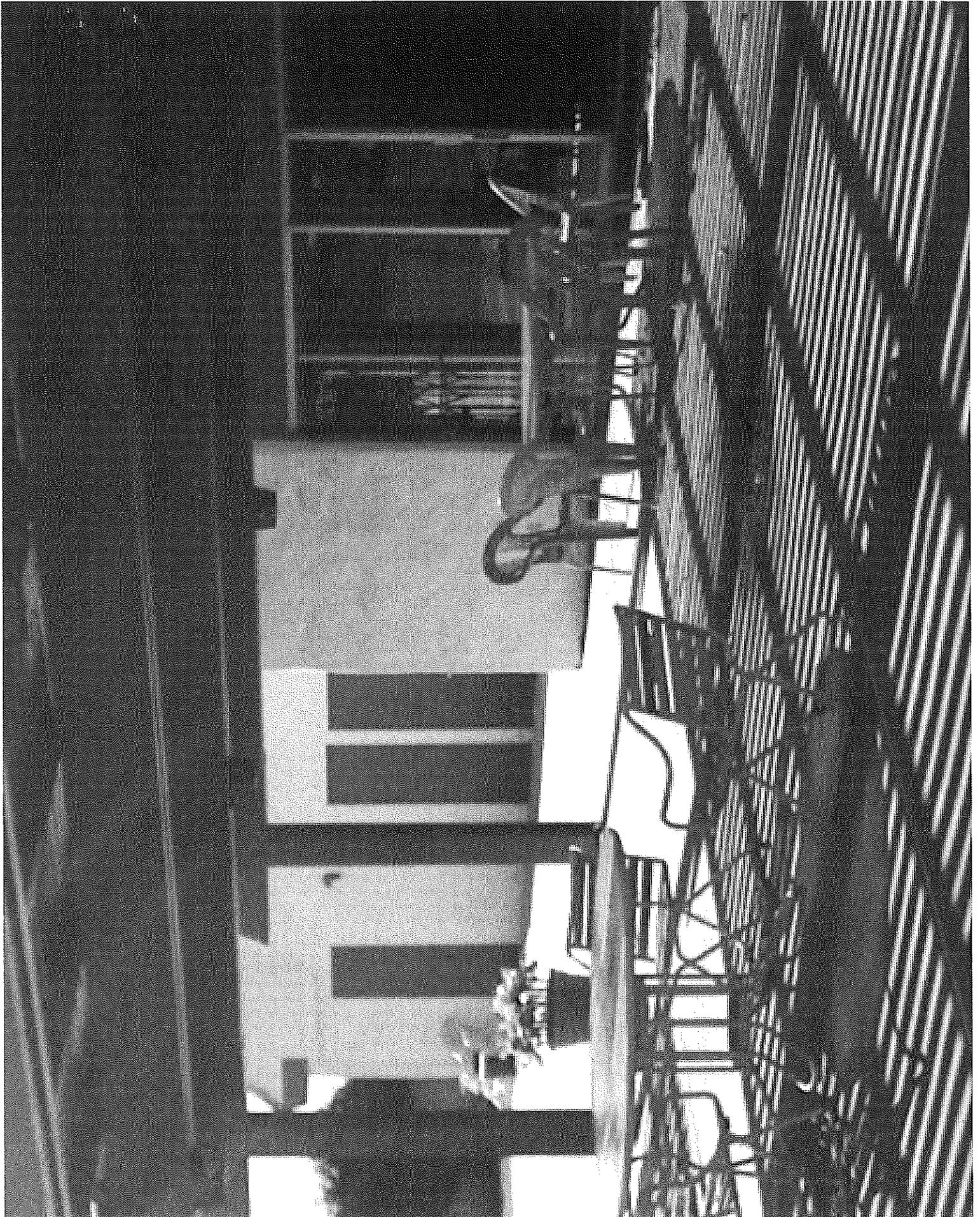


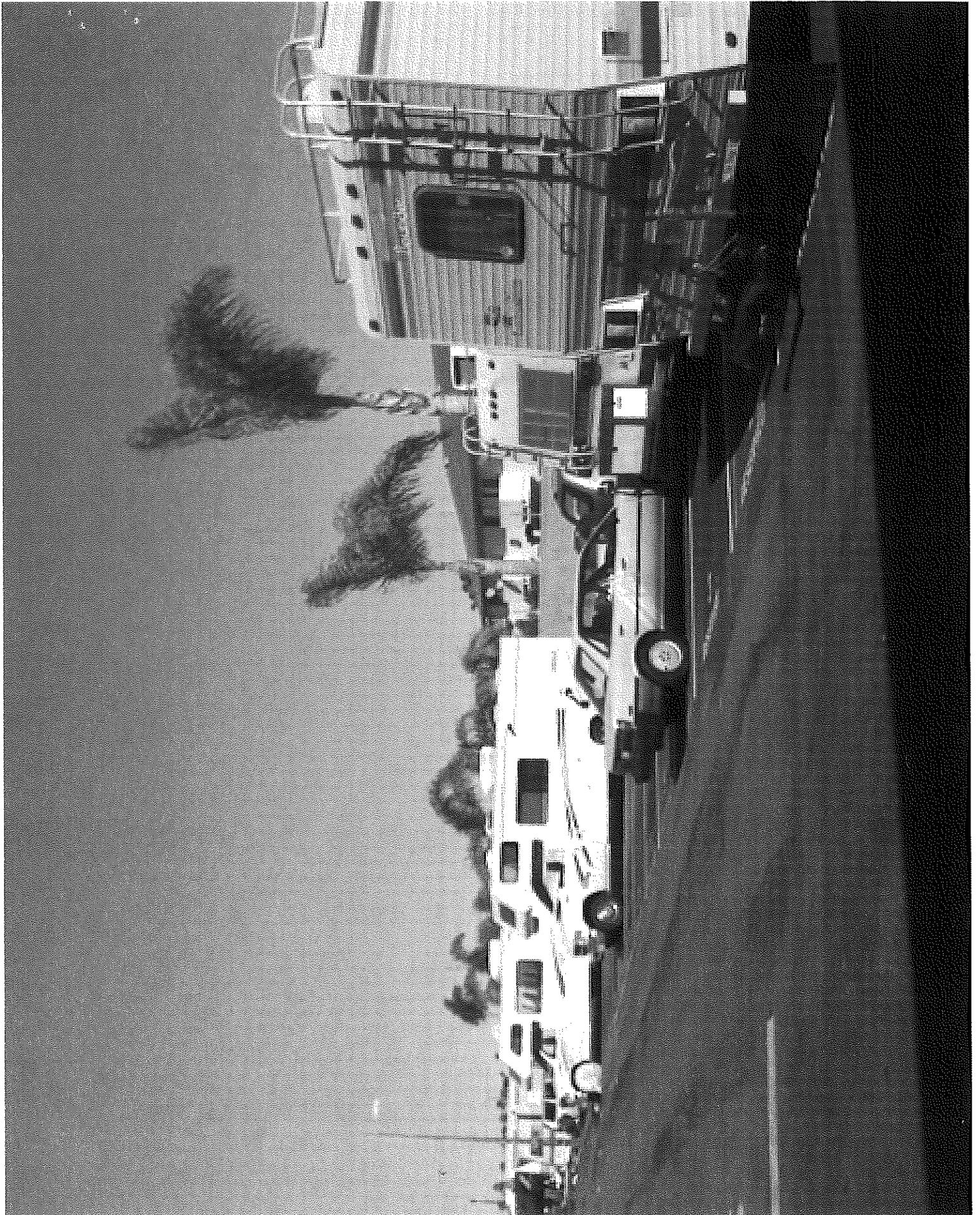




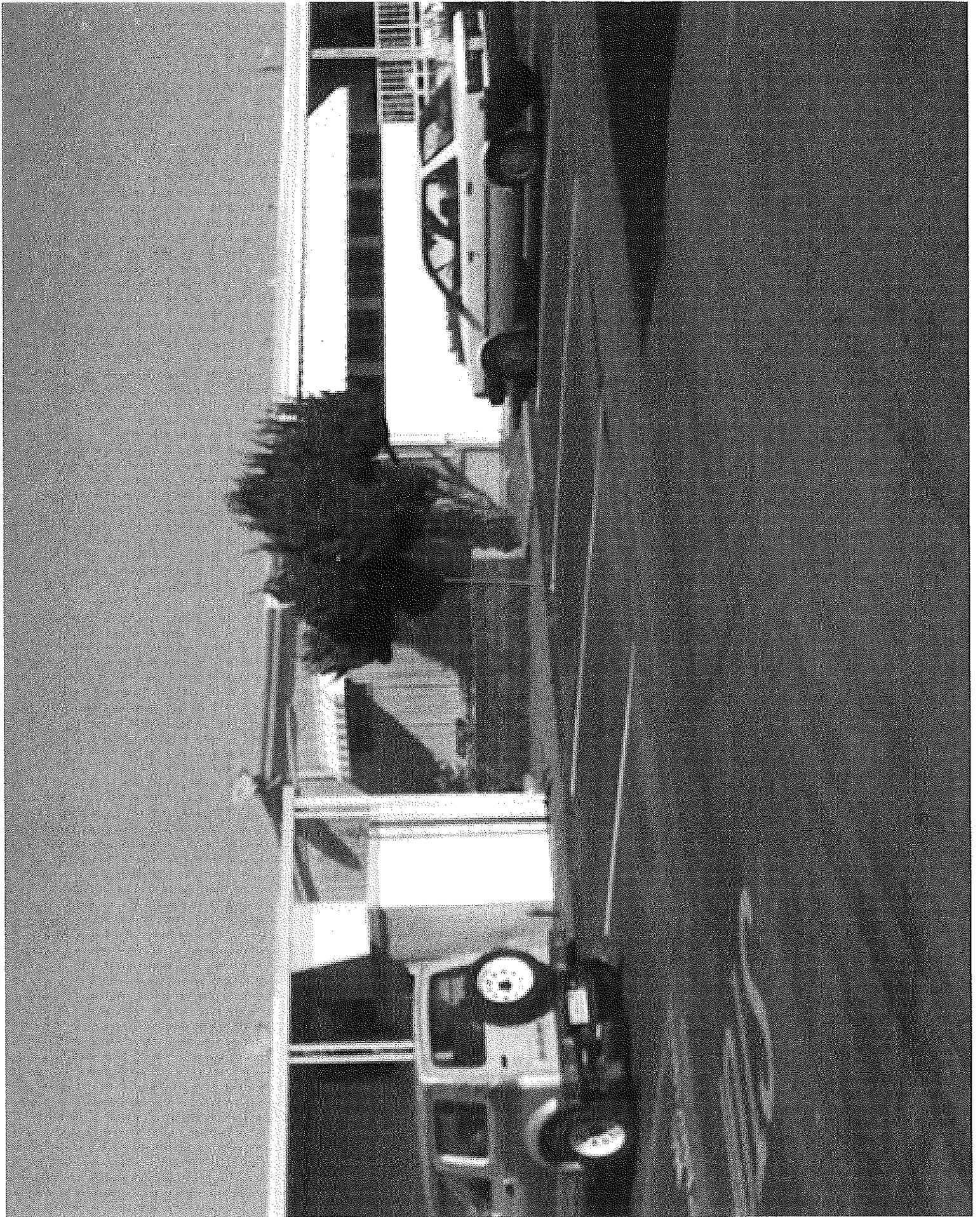


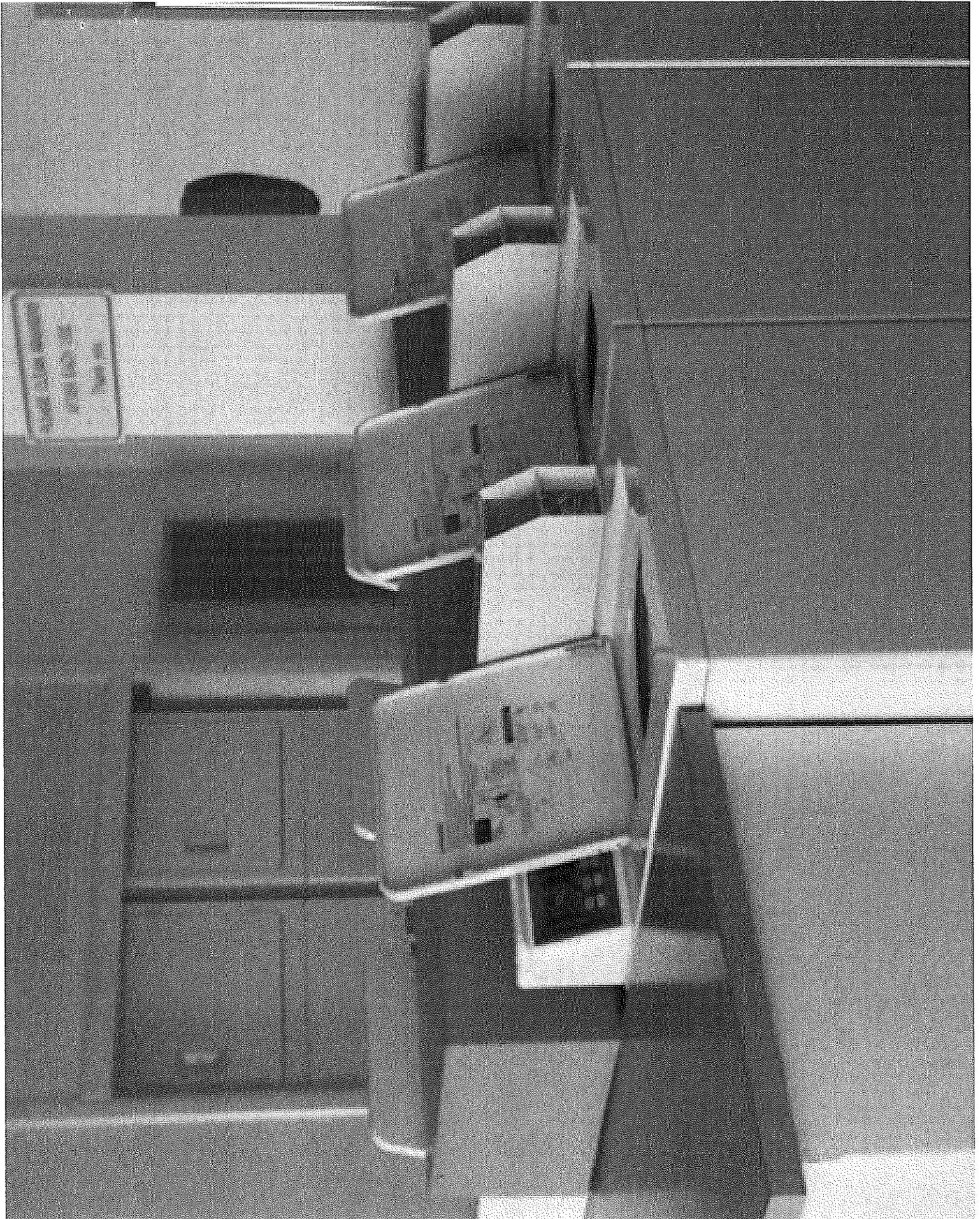












REPAIRS NEEDED AND FUTURE ENHANCEMENTS

Men's restroom floor tile

Women's restroom floor and wall tile

Billiard room ceiling repair due to water damage

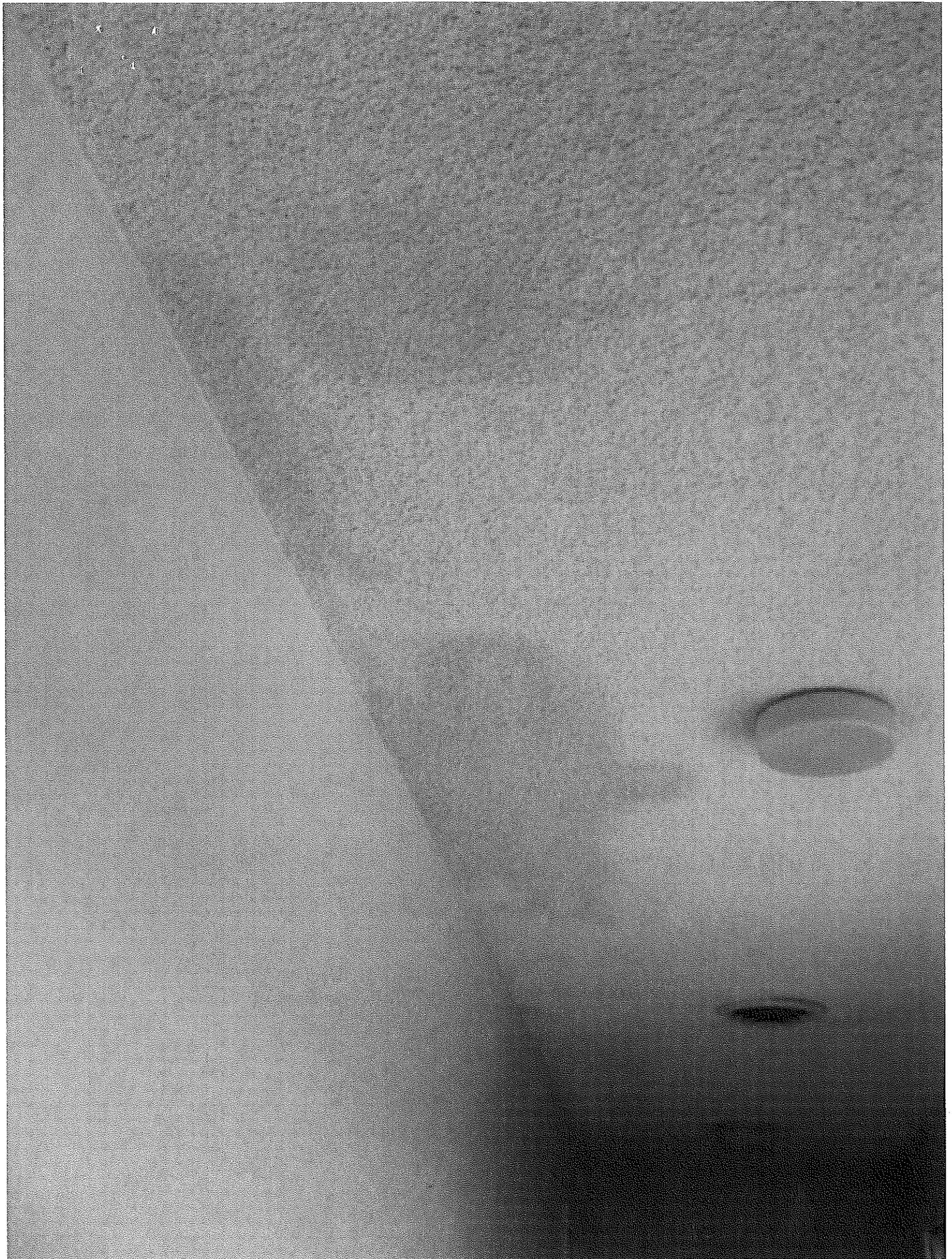
Billiard room wall repair due to vandalism

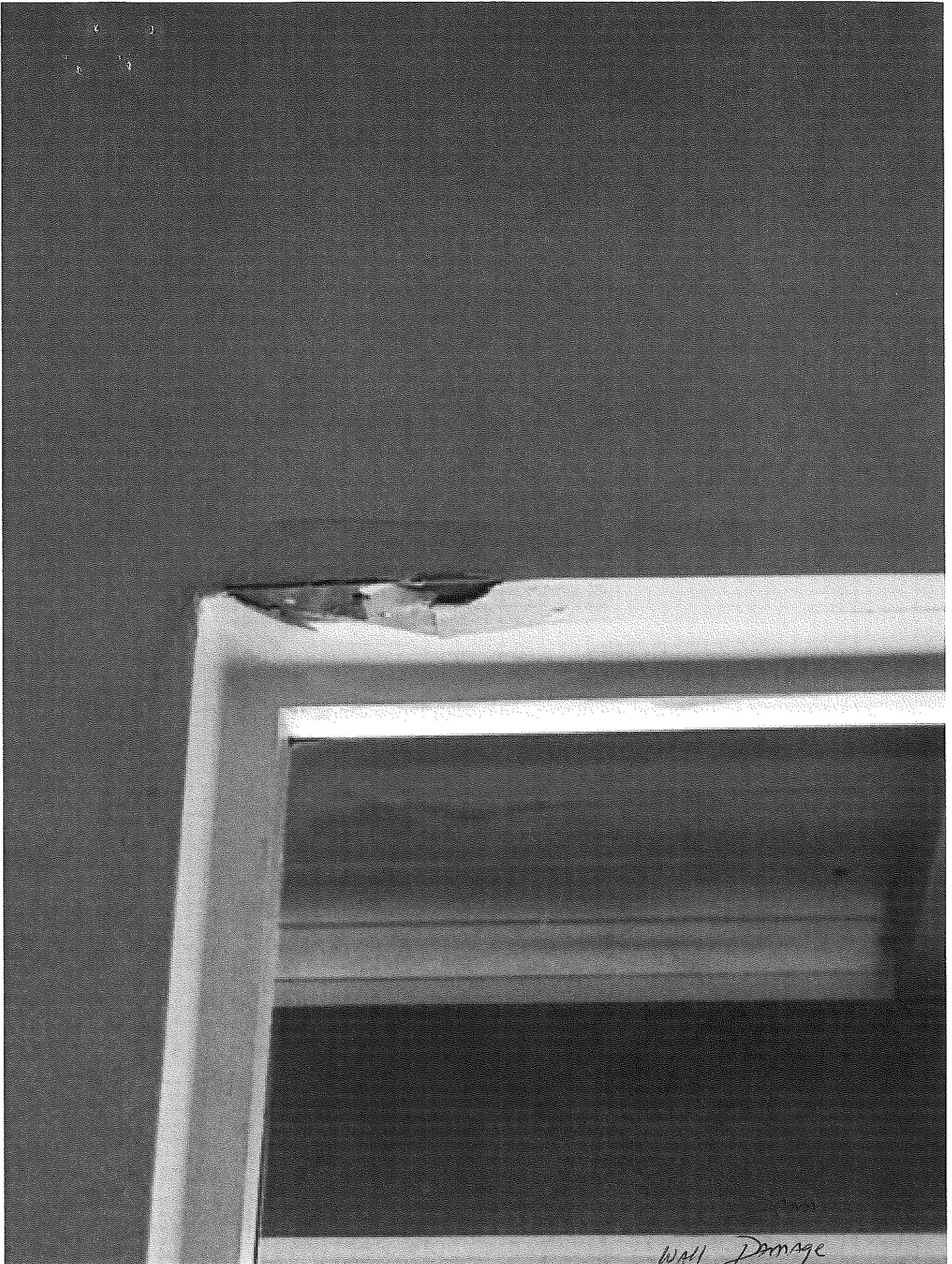
Installation of 474 feet of wrought iron fence on top of existing block wall



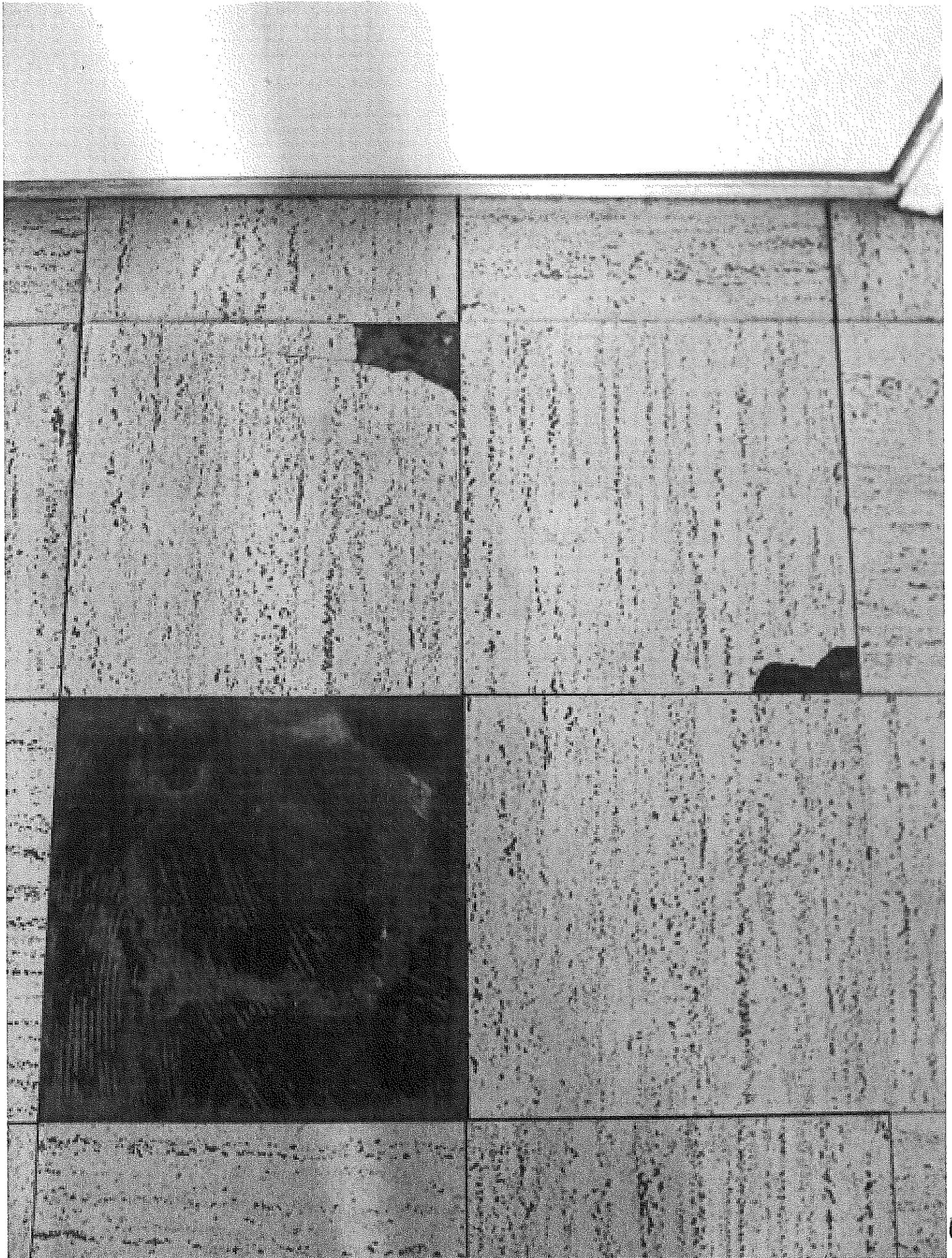
Billiard Room
Center

60





Wall Damage

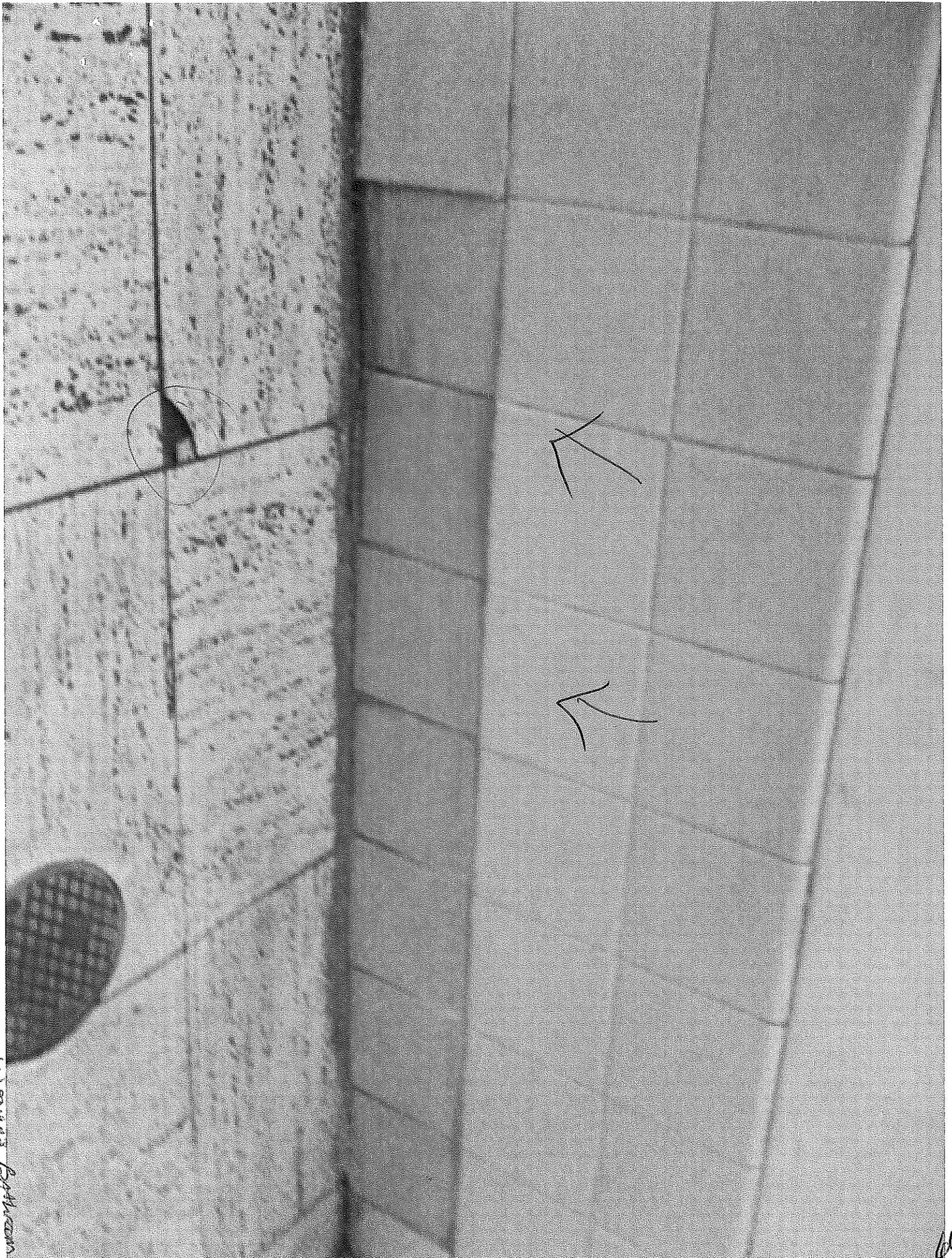


63
restroom tile needs repair



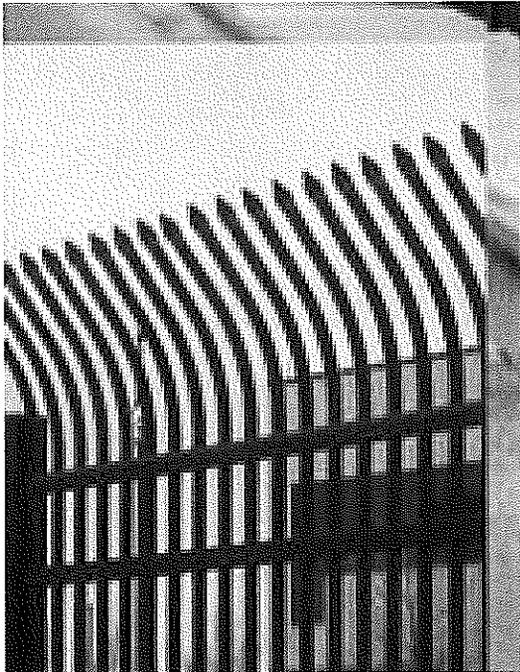
Womens Bath room
+ 102





Downs
1/10/10

66



Rancho Bonita Fence Installation

Location: Perimeter of swimming pool
and RV Storage Wall

The installation of 474 feet of new 2-foot high wrought iron fence on top of existing block wall and four 3x3x30 angle iron columns to stabilize block wall. Color painted tan to match wall

Cost: \$14,150.00

5871

Invoice

Adam Cappello
Town & Country Fence
97 Leanna Street
Phone (619) 425-8696

Lic. # 712313
Chula Vista, CA 91911
Date: 12-27-10

Bill to:

RANCHO BONITA M.H. PARK
600 ANITA ST.
CHULA VISTA
(619) 426-2822 Fax (619) 426-2333

Job:

POOL FENCE,
PERIMETER FENCE

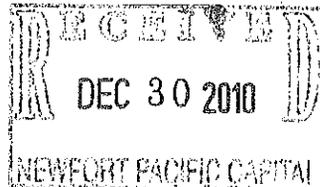
Submitted by	Submitted to	Job #	Start Date	Finish Date
ADAM	CRISTINA		12-7-10	

Description

Amount

- INSTALL 474' OF NEW 2' HIGH WROUGHT IRON FENCE ON TOP OF WALL, USING ALL GALVANIZED MATERIALS, CARRYING A 10-YEAR NO-RUST WARRANTY : COLOR: TAN . . . \$13,750.
- INSTALL FOUR 3" X 3" X 30" ANGLE IRON AT COLUMNS TO STABILIZE 4" WIDE BLOCK WALL . . . \$400.

\$14,150.⁰⁰



50% MATERIAL DRAW:
\$7,075.

Total:

\$7,075.⁰⁰

68

EXHIBIT 4

November 30, 2010

Community Development Department of the City of Chula Vista Rent Review
Commission:

I hereby request Rancho Bonita Mobile Home Park justify the insidious price hike to this commission and it's members. The economy, plus the huge plus 10% jobless rate in the San Diego area cannot support other than a price increase not to exceed the normal CPI rate.

If approved at this rate; the probability of selling my home at a fair market value will decrease by 31%.

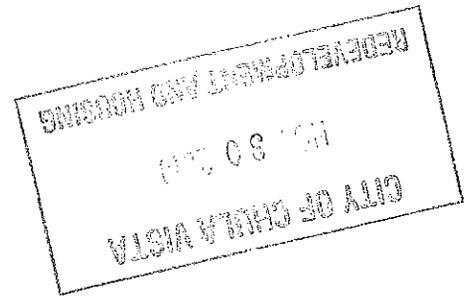
Very Respectfully,



C.M. Hamilton
Rancho Bonita Mobile Home Park
600 Anita St., Space 8
Chula Vista, CA
619.947.6919

Attached: Copy of Rancho Bonita Mobile Home Park letter of Cumulative Rent Increase.

REQUEST FOR HEARING



**Rent Increase in Excess
Of The Annual Permissive Rent Increase**

The undersigned hereby requests a hearing before the Mobilehome Rent Review Commission with regard to a proposed rent increase described in the attached notice – Rent Increase in excess of the annual permissive rent increase relating to the Rancho Bonita Mobilehome Park. [Note: make certain you attach a copy of the notice of Rent Increase you received from the park owner.]

The undersigned is a resident of the park and has attended a meeting with the park owner, or sent a representative on his behalf, as required in Section 9.50.064 of the Chula Vista Municipal Code. The dispute has not been settled.

It is understood that this request is irrevocable and that it may be relied on by other residents of the mobilehome park to cause a public hearing to be scheduled, and that the Mobilehome Rent Review Commission will schedule a public hearing to consider the proposed rent increase, taking into consideration the factors described in Chula Vista Municipal Code Section 9.50.073, and that the decision of the Mobilehome Rent Review Commission shall be applicable to all affected homeowners and shall be final and binding.

Signed CM Hamilton
Print Name CM Hamilton
Address 600 Anita st. sp 8 C.V. 91911
Telephone No. 619-947-6919
Date 11-30-10

The completed form must be delivered to the City of Chula Vista, Attn: Housing Division, 276 Fourth Avenue, Chula Vista, CA 91910

**Rancho Bonita Mobile Home Park
600 Anita Street
Chula Vista, CA 91911
Telephone (619) 426-2622
Fax (619) 426-2333**

November 10, 2010

Cathy M Hamilton
600 Anita St Spc. 8
Chula Vista, CA 91911

RE: RECEIPT OF 60 DAY NOTICE OF INTENT TO SELL HOME AND RENTAL RATE OFFERED TO NEW OR PROSPECTIVE MOBILEHOME OWNERS.

Dear Cathy Hamilton;

Thank you for providing us with the "60-Day Notice Of Intent to Sell" for the home located at Space #8 within the community. This notice was received in our office on November 6, 2010.

Per Chula Vista Municipal Code 9.50.076, please be informed that the rental rate offered by Rancho Bonita to the new or prospective mobilehome owner for this space will be \$639.52 per month. These rates are good for six months from the date of this letter.

PLEASE NOTICE: THE ANNUAL CUMULATIVE RENT INCREASE IS IN EXCESS OF CPI FOR THIS YEAR.

IF YOU DO NOT TAKE ACTION TO REQUEST A HEARING BY THE MOBILEHOME RENT REVIEW COMMISSION WITHIN THIRTY DAYS, THIS INCREASE SHALL BE AUTOMATICALLY EFFECTIVE UPON THE PURCHASE OF THE MOBILEHOME.

This is a statement of space rent increase, which exceeds the percentage increase of the Consumer Price Index (CPI) for the twelve-month period, as reported by the Bureau of labor Statistics, preceding this statement. The CPI is .6% and this increase reflects a cumulative increase for this space of 31.77%.

In accordance with the Chula Vista Municipal Code 9.50.076, please provide all new or prospective mobilehome owners with a copy of this statement of rental rate.

Sincerely,

RANCHO BONITA MHP

Christina Viernes

Seller acknowledges receipt of statement of rent

Cc: Community Development Department of the City of Chula Vista

EXHIBIT 5

November 30, 2010

Rancho Bonita Mobile Home Park
c/o Christina Viernes
600 Anita Street
Chula Vista, CA 91911

**MOBILEHOME RENT REVIEW COMMISSION HEARING;
RANCHO BONITA SPACE 8**

Dear Ms. Viernes:

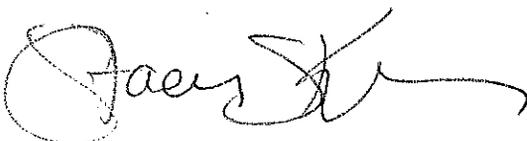
This correspondence is to notify you that the City of Chula Vista received on November 30, 2010 from Space 8 a request for hearing before the City's Mobilehome Rent Review Commission regarding a proposed rent increase notice.

In preparation for the hearing on the proposed rent increase, the City requests that you complete and return the attached information packet. The information is requested pursuant to Chula Vista Municipal Code §9.50.073, to assist the Commission in making its determination on the proposed rent increase. We would request that you complete and submit the information packet, and any other information you would like the Commission to consider no later than by Thursday, December 30, 2010. If the City does not receive the information by that date, staff may move forward with the analysis for consideration by the Commission.

The Commission meets each month. The City anticipates the Commission will hear this matter at their next regularly scheduled meeting on January 20, 2010.

Please feel free to contact my office at (619) 585-5609 to further discuss this matter or if you have any questions.

Sincerely,



STACEY S. KURZ
Senior Project Coordinator

Cc: Park Owner, Rancho Bonita
City Attorney's Office
CM Hamilton, Resident Space 8